



MINUTES OF THE ANNUAL GENERAL MEETING

BODY CORPORATE 468788

1-87 Chiefs Court, Hamilton East, Hamilton

The Annual General Meeting of Body Corporate 468788 was held at apm, Spartik House, Level 2, 6-8 Edward Wayte Place, Grafton, Auckland 1023 on Wednesday, 19 November 2025 commencing at 4:00 PM.

Present:

Lot #	Unit #	Attendance	Owner Name Representative
9	85Chiefs	Yes	Jamkat Investments Limited, Clare Durham
11	81Chiefs	Yes	Jin, Ri
12	79Chiefs	Yes	Amila Gamaralalage & Nishanthi Mudiyanseleage (Postal Vote)
15	73Chiefs	Yes	Moshin Hussain and Ruhksaar Nisa (Proxy: Rean Khoo)
16	71Chiefs	Yes	Anu Satheesia, Satheesh Arul & (Postal Vote)
19	65Chiefs	Yes	Naleen Perera & Muthukuda Dilrukshi & Mathusinghe (Postal Vote)
21	61Chiefs	Yes	Eduardo Majorel
28	47Chiefs	Yes	Emerald Residences Ltd, Shirley Pineda
32	12Chiefs	Yes	Fructus Opus Limited, Andrea Gregory
33	10Chiefs	Yes	Fructus Opus Limited, Andrea Gregory
34	43Chiefs	Yes	Fletcher, Peter & Rosemary (Proxy: Rean Khoo)
36	39Chiefs	Yes	Cerys Benjamin Limited, Martin Fryer (Proxy: Rean Khoo)
40	31Chiefs	Yes	Avijit Nag & Attreyee Ghosh
43	25Chiefs	Yes	Susan Cooper & Philip Jellyman
56	7Chiefs	Yes	Gillingham Holdings Limited, Elizabeth Gillingham

In attendance: Rean Khoo, Senior Body Corporate Manager, apm Property Management

Minutes:

- 1 Appointment of Chairperson for Meeting**
RESOLVED BY ORDINARY RESOLUTION THAT Rean Khoo be elected Chairperson of the meeting.
MOVED: Unit 10
SECONDED: Unit 25
ABSTAIN: Unit 65, 71 & 79
MOTION CARRIED UNANIMOUSLY
- 2 Proxies and Voting Papers**
RESOLVED BY ORDINARY RESOLUTION THAT the proxies and voting forms be received.
MOVED: Unit 25
SECONDED: Unit 85
MOTION CARRIED UNANIMOUSLY
- 3 Conflicts Register**
No Motion.

- 4 Confirm Minutes of Previous Annual General Meeting**
RESOLVED BY ORDINARY RESOLUTION THAT the minutes of the last meeting, held 21/11/2024, be confirmed as a true and accurate record of that meeting.
MOVED: Unit 25
SECONDED: Unit 31
ABSTAIN: Unit 65, 71 & 79
MOTION CARRIED UNANIMOUSLY
- 5 Committee Annual Report**
In accordance with the Unit Titles Regulations 2011, Regulations 28(1) and 28(3), a verbal annual Committee Report will be made at the meeting.
- Meeting notes:*
During the last financial year, there was limited activity for the committee. One owner was in arrears, and steps to address this matter were considered and confirmed. The committee also engaged in discussions regarding the Long-Term Maintenance Plan (LTMP), with planning and review continuing throughout the year.
- RESOLVED BY ORDINARY RESOLUTION THAT the verbal annual Committee Report is received as tabled.
MOVED: Unit 25
SECONDED: Unit 10
ABSTAIN: Unit 65, 71 & 79
MOTION CARRIED UNANIMOUSLY
- 6 Election of Chairperson of Body Corporate**
RESOLVED BY ORDINARY RESOLUTION THAT the following nominees be elected as Chairperson of the Body Corporate in accordance with Regulation (10)1 of the Unit Titles Regulations 2011.
- Meeting notes:*
No nominations were received. Nominations were taken from the floor at the meeting. Sue Cooper was nominated and elected as Chairperson of the Body Corporate.
- MOVED: Unit 12
SECONDED: Unit 7 & 79
MOTION CARRIED UNANIMOUSLY
- No nominations received for the chairperson, nominations will be taken from the floor during the meeting.
- Managers Note:*
Under section 112A(1) UTA, the appointed Chairperson of the Body Corporate will automatically be given a position on the Committee. In addition, they will automatically be the Committee Chair, unless the Body Corporate resolves by ordinary resolution under section 112A(2) UTA not to take that approach.
- 7 Committee Number & Quorum**
RESOLVED BY ORDINARY RESOLUTION THAT until otherwise resolved by the Body Corporate in terms of the Unit Titles Act 2010, the Committee shall comprise of up to FIVE (5) members. The Committee shall meet and conduct business in accordance with the requirements of the Unit Titles Act 2010 and the Unit Titles Regulations 2011 not less than one time in each year. The quorum necessary for the transaction of the business of the Committee shall be THREE (3).
MOVED: Unit 25
SECONDED: Unit 81
ABSTAIN: Unit 79
MOTION CARRIED UNANIMOUSLY
- 8 Election of Committee**
RESOLVED BY ORDINARY RESOLUTION THAT the following nominees be elected to the Committee.
- Meeting notes:*
No nominations were received. Nominations were taken from the floor at the meeting. The following unit owners were nominated and elected during the meeting.
- Sue Cooper (25 Chiefs)
 - Andrea Gregory (10 Chiefs)
 - Liz Gillingham (7 Chiefs)
 - Kim Ri Jin (81 Chiefs)
 - Eduardo Majorel (61 Chiefs)

MOVED: Unit 85
SECONDED: Unit 47
ABSTAIN: Unit 79
MOTION CARRIED UNANIMOUSLY

Managers Notes:

If a Body Corporate Chairperson has been successfully appointed under motion 6, they are automatically appointed as a member of the Committee.

As per UTA Section 114A, all Committee members must comply with the Committee Code of Conduct in Schedule 1A of the Unit Titles Regulations 2011. As per UTA Section 114C, a Committee member who has a financial interest in a matter, must also disclose details of the nature and extent of the interest to the Committee and this must be recorded in a register held by the Committee. (See Appendix A). What constitutes a "financial interest" that must be disclosed is set out in sections 114C to 114E of the UTA.

9 General Delegation of Powers and Duties

(a) RESOLVED BY ORDINARY RESOLUTION THAT the Body Corporate shall indemnify the Committee and the Chairperson, for any liability incurred by either, in respect of any matter undertaken in good faith by them in exercise of their delegated powers for the Body Corporate, in terms of the Unit Titles Act 2010 ("the Act"). Without limitation to the above, the Body Corporate shall indemnify the Chairperson and the Committee for any liability incurred in respect of any certificate given in good faith under Section 147(3) (b) of the Unit Titles Act.

MOVED: Unit 25
SECONDED: Unit 81
ABSTAIN: Unit 65, 71 & 79
MOTION CARRIED UNANIMOUSLY

(b) RESOLVED BY SPECIAL RESOLUTION THAT the duties of the Body Corporate Chairperson as set out in Regulation (11)1, sub-paragraphs (a) to (m) inclusive of the Unit Titles Regulations 2011 be delegated to the Committee.

MOVED: Unit 25
SECONDED: Unit 81
ABSTAIN: Unit 65, 71 & 79
MOTION CARRIED UNANIMOUSLY

(c) RESOLVED BY SPECIAL RESOLUTION THAT in accordance with the provisions of Section 108(1) of the Unit Titles Act 2010, all the powers and duties of the Body Corporate be delegated to the Body Corporate Committee, save those powers reserved to the Body Corporate by Section 108(2).

MOVED: Unit 25
SECONDED: Unit 81
ABSTAIN: Unit 65, 71 & 79
MOTION CARRIED UNANIMOUSLY

10 Re-Appointment of Body Corporate Manager

RESOLVED BY ORDINARY RESOLUTION THAT the Body Corporate re-appoint apm Property Management as Manager for the following year to carry out the duties delegated to the Committee in terms of Section 108(2) of the Unit Titles Act 2010 and Regulation 11(1) of the Unit Titles Regulations 2011.

MOVED: Unit 12
SECONDED: Unit 25
ABSTAIN: Unit 79
MOTION CARRIED UNANIMOUSLY

11 Insurance Discussion

(a) RESOLVED BY ORDINARY RESOLUTION THAT the insurance policies for the period 20/02/2025 to 20/02/2026 be confirmed with NZI (24 months' indemnity period) for an annual premium of \$73,985.12 inclusive of GST.

MOVED: Unit 25
SECONDED: Unit 7
ABSTAIN: Unit 65, 71 & 79
MOTION CARRIED UNANIMOUSLY

(b) RESOLVED BY ORDINARY RESOLUTION THAT the Body Corporate authorises the Committee (under its already delegated powers), or the Body Corporate Manager to obtain quotations for the coming year and authorises the Committee to renew the insurance policies for the coming year. The Body Corporate shall consider the need for insurance cover for:

- (i) The building and other site improvements;
- (ii) Loss of rents; Alternative Accommodation
- (iii) General Liability;
- (iv) Statutory Liability; and
- (v) Association Liability/ Office Bearers' cover

MOVED: Unit 25

SECONDED: Unit 7

ABSTAIN: Unit 65, 71 & 79

MOTION CARRIED UNANIMOUSLY

Managers Note:

Owners are asked to ensure they are familiar with the cover in place and the terms of this cover. These details can be found on <https://bodycorp.aucklandproperty.net/> under the insurance folder, including a claim form.

12 **Approval of Financial Statements (Financial Reports attached)**

RESOLVED BY ORDINARY RESOLUTION THAT the Financial Statements prepared by the Body Corporate as a non-reporting entity, which include the Statements of Income and Expenditure and Assets and Liabilities for the year ended 31/10/2025, be approved.

MOVED: Unit 10

SECONDED: Unit 25

ABSTAIN: Unit 65, 71 & 79

MOTION CARRIED UNANIMOUSLY

13 **Appointment of Auditor - If Required**

RESOLVED BY SPECIAL RESOLUTION THAT in accordance with Section 132(8) of the Unit Titles Act 2010, no audit, review or verification is required on the financial statements for the previous financial year.

MOVED: Unit 25

SECONDED: Unit 7

ABSTAIN: Unit 65, 71 & 79

MOTION CARRIED UNANIMOUSLY

Managers note:

If the above motion fails, then the Committee will arrange an audit of the financial statements for the previous financial year as per Section 132 of the Unit Titles Act and an agreed figure for the audit will be added to the Administrative Fund budget.

apm Property Management adopts the Best Practice model in relation to Financial Management:

- *apm Property Management advises that as part of our internal controls and procedures, an external audit is completed 6-monthly on all funds held by apm. Each entity's funds are held in a separate bank account.*
- *apm Property Management is a strong advocate of Industry Best Practice and promotes good governance principles in relation to financial management and reporting.*

14 **Discussion of Long Term Maintenance Plan**

RESOLVED BY ORDINARY RESOLUTION THAT the Body Corporate agrees to adopt the Long Term Maintenance Plan attached to this agenda in accordance with the requirements of Section 116 (1) of the Unit Titles Act 2010.

MOVED: Unit 25

SECONDED: Unit 10

AGAINST: Unit 65, 71 & 79

MOTION CARRIED UNANIMOUSLY

Managers note:

The Long Term Maintenance Plan was reviewed in March 2025, the next formal review is due in 2028.

15 **Site Manager's Report**

Please find attached the annual Site Manager's Report.

RESOLVED BY SPECIAL RESOLUTION THAT the annual Site Manager's Report is received as tabled.

Meeting notes:

The committee expressed its appreciation to Leanne for her dedication and hard work in managing the complex. Line marking was completed during the year, and approximately three bollards require repair. This has been one

of the smoother years in the 10-12 years that Leanne has been involved with the property. The availability of a reliable tow truck has also made a significant difference to visitor carparks in the complex.

MOVED: Unit 12
SECONDED: Unit 25
ABSTAIN: Unit 79
MOTION CARRIED UNANIMOUSLY

**16 Health & Safety
Health & Safety Report**

RESOLVED BY SPECIAL RESOLUTION THAT the Body Corporate monitors, reviews and updates the Hazard Register on file to ensure any hazards identified are removed or minimized and that any new hazards that may have occurred during the year are noted and attended to.

MOVED: Unit 25
SECONDED: Unit 7
ABSTAIN: Unit 79
MOTION CARRIED UNANIMOUSLY

Managers Note:

All owners are required under the Act to ensure they have read and understand the Health & Safety report and have supplied a copy to any tenants, visitors or contractors to ensure they are aware of any hazards onsite.

**17 Approval of Administration Fund Budget
(Approved Budget Attached)**

RESOLVED BY ORDINARY RESOLUTION That the Administrative Fund budget be determined and approved and any levies raised are held in the Operating Fund.

Meeting notes:

The administrative fund budget and levies to be raised was approved at \$167,558.00 inclusive of GST.

MOVED: Unit 85
SECONDED: Unit 81
AGAINST: Unit 79
ABSTAIN: Unit 65 & 71
MOTION CARRIED UNANIMOUSLY

**18 Approval of Long Term Maintenance Fund Budget
(Approved Budget Attached)**

RESOLVED BY ORDINARY RESOLUTION That the Long Term Maintenance Fund budget be determined and approved and any levies raised are held in the Long Term Maintenance Fund.

Meeting notes:

The long term maintenance fund budget is approved at \$13,000.00 and levies to be raised was approved at \$100,000.00 inclusive of GST.

The proposed budget of \$240,000 aligns with the Long-Term Maintenance Plan (LTMP). An owner suggested implementing gradual increases rather than a significant rise that could place undue pressure on owners. The LTMP currently allocates \$207,000 for exterior painting of the building; however, Leanne noted that the paint remains in good condition and could last up to five more years. The window sills and lintels, however, require attention soon, with an estimated cost of \$25,000-\$40,000 for the full scope of work.

Since the LTMP schedules the exterior painting for 2025, the associated funds are not immediately required and can be deferred for up to five years. Current planned works total approximately \$13,000, which will exhaust existing funds. It was suggested that a contribution of \$100,000 for this year would be reasonable for long-term maintenance matters, with a potential increase to \$150,000 next year, subject to review at that time.

MOVED: Unit 25
SECONDED: Unit 81
AGAINST: Unit 65, 71 & 79
MOTION CARRIED UNANIMOUSLY

19 Striking of Levies and Number of Levy Instalments

RESOLVED BY ORDINARY RESOLUTION That the operating budget (comprising the Administrative Fund budget and the Long Term Maintenance Fund budget) shall be raised according to utility and/or ownership interest in THREE (3) instalments due for payment on the:

- Instalment 1 - 15/12/2025
- Instalment 2 - 01/03/2026
- Instalment 3 - 01/06/2026

MOVED: Unit 25

SECONDED: Unit 81

ABSTAIN: Unit 65, 71 & 79

MOTION CARRIED UNANIMOUSLY

The Body Corporate Manager shall issue invoices not less than 20 days prior to the due date for each instalment.

20 Recovery of Body Corporate Levies, Penalty Interest Rates & Debt Administration Fees

RESOLVED BY ORDINARY RESOLUTION That apm Property Management be authorised to recover any unpaid levies or other outstanding expense items owed to the Body Corporate as per the below levy collection process, through the Tenancy Tribunal or otherwise, and to levy interest at the rate of 10% per annum as provided for in Section 128 of the Unit Titles Act 2010 on any monies outstanding. All costs, debt administration fees and expenses involved in the recovery shall be charged against the defaulting proprietor in full. A lawyer appointed by the Committee, shall act as duly appointed agents for the Body Corporate, where required, for debt collection.

MOVED: Unit 85

SECONDED: Unit 7

ABSTAIN: Unit 65 & 79

MOTION CARRIED UNANIMOUSLY

apm Property Managements levy collection process is as follows:

Owners will be notified by email to the email address recorded with apm Property Management of all levies and/or charges due. The same email address will be used for all notifications regarding the collection of money owed to the Body Corporate unless a request is made otherwise. If an owner does not have an email address, all correspondence will be posted to the postal address recorded with apm. It is the responsibility of the owner to ensure that apm is notified of any change to either email or postal addresses.

Levies are typically raised within 14 days of the Annual General Meeting unless otherwise instructed by the Chairperson of the Body Corporate. Our standard collection process for unpaid levies is detailed below:

- *20 days prior to levies being due, a levy notice is sent to advise owners of the levy instalment due. The due date for the first instalment can be sooner by resolution at the AGM.*
- **Stage 1 debt recovery.** *10 days after the due date of the levy instalment, a reminder is sent that the levy instalment is past due. Interest at the rate of 10% per annum accrues from the due date.*
- **Stage 2 debt recovery.** *40 days after the due date of the levy instalment, if payment is still outstanding, a final notice is sent to the registered owner. A debt administration fee of \$110.00 + GST is charged to the unit.*
- **Stage 3 debt recovery.** *70 days after the due date of the levy instalment, apm will attempt to contact the owner by an alternative contact method. If contacting the owner is unsuccessful and/or payment is not forthcoming, a notice to commence legal action is served, notifying the owner that their file will be referred to our legal department for further action should payment not be received within seven days. A debt administration fee of \$220.00 + GST will be charged to the unit.*
- **Legal debt recovery.** *77 days after the due date of the levy instalment, if the owner has not responded and/or payment is not forthcoming, legal action will commence. A debt administration fee of \$304.35 + GST will be charged to the unit. Any legal costs incurred are payable by the registered owner.*

The above process is to be used as a guide only and is subject to change depending upon individual requirements of the Body Corporate.

Subject to acceptance by the Body Corporate committee, the owner may request to pay the levy by instalments at an agreed payment plan. This will include interest at the rate of 10% per annum for any period where there are monies outstanding. Failure to meet obligations to the agreed payment plan will result in the debt recovery process commencing.

21 General Business

Body Corporate Website

At apm Property Management we try to be environmentally friendly so have put all your important documents relating to your body corporate online please visit <https://bodycorp.aucklandproperty.net/> to view these at any time. If you have forgotten your login details please contact your manager Rean Khoo directly on the following email Rean@apm.kiwi and they will assist.

Rean Khoo
Senior Body Corporate Manager

CLOSURE: There being no further business, the chairperson thanked all those who had attended and declared the meeting closed at 05:17 PM.

Privacy Policy: In order for apm Property Management to provide services to the Body Corporate and assist the Body Corporate in meeting the requirements of the Unit Titles Act 2010 and Unit Titles Regulations 2011, we are required to collect and hold personal information. We do so in accordance with our Privacy Policy which is published on our website. Please see <https://www.aucklandproperty.net/auckland-property-management-privacy-policy/>



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6-8 Edward Wayte Place, Grafton, 1023
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Approved Budget to apply from 01/11/2025

Chiefs Court (Cameron Park) - BC 468788

1-87 Chiefs Court, Hamilton East Hamilton 3216

Administrative Fund

**Approved
budget**

01/11/2024-31/10/2025

Actual

**Previous
budget**

Revenue

146600	Income Tax Refund	0.00	16.53	0.00
142700	Interest - Operating Account	0.00	1,824.05	0.00
142500	Interest on Arrears--Admin	0.00	635.47	0.00
143000	Levies Due--Admin	167,558.00	166,150.17	166,150.00
<i>Total revenue</i>		167,558.00	168,626.22	166,150.00

Less expenses

154000	Admin--Administration Fee--Standard	18,158.00	17,630.00	17,630.00
151401	Admin--APM Investment Admin Fee	0.00	136.80	0.00
153201	Admin--Legal Fees	0.00	2,331.95	0.00
152006	Admin--Long Term Maintenance Fund Plan	0.00	3,450.00	3,450.00
159101	Insurance--Claim--Payout	0.00	(263.03)	0.00
159100	Insurance--Premiums	75,000.00	73,985.12	74,500.00
159200	Insurance--Valuation	1,100.00	0.00	1,100.00
161601	Maint Bldg--Building Wash	23,000.00	0.00	0.00
164800	Maint Bldg--Electrical	0.00	0.00	2,000.00
167200	Maint Bldg--General Repairs	5,000.00	1,010.65	22,000.00
178400	Maint Grounds--Lawns & Gardening	31,000.00	22,246.75	31,000.00
181001	Site Maintenance	10,800.00	10,800.00	10,800.00
190200	Utility--Electricity	1,500.00	1,496.08	1,100.00
190800	Utility--Rubbish Removal	2,000.00	0.00	1,000.00
<i>Total expenses</i>		167,558.00	132,824.32	164,580.00

Surplus/Deficit

		0.00	35,801.90	1,570.00
Opening balance		70,304.64	34,502.74	34,502.74
Closing balance		\$70,304.64	\$70,304.64	\$36,072.74

Total units of entitlement	100000	100000
Levy contribution per unit entitlement	\$1.68	\$1.66

Long Term Maintenance Fund**Approved
budget**

01/11/2024-31/10/2025

Actual**Previous
budget****Revenue**

242500	Interest on Arrears--LTMF	0.00	76.83	0.00
242600	Interest on Investments--LTMF	0.00	130.53	0.00
243000	Levies Due--LTMF	100,000.00	28,000.05	28,000.00
<i>Total revenue</i>		100,000.00	28,207.41	28,000.00

Less expenses

251401	Admin--APM Investment Admin Fee	0.00	9.80	0.00
262150	Maint Bldg--Chemwash	0.00	19,274.00	23,000.00
272350	Maint Bldg--Concrete Repairs	3,000.00	0.00	2,000.00
264800	Maint Bldg--Electrical	2,000.00	0.00	0.00
273800	Maint Bldg--Signs & Notice Boards	2,000.00	0.00	2,000.00
279511	Maint Grounds--Line Marking	6,000.00	0.00	5,000.00
<i>Total expenses</i>		13,000.00	19,283.80	32,000.00

Surplus/Deficit

		87,000.00	8,923.61	(4,000.00)
Opening balance		16,668.99	7,745.38	7,745.38

Closing balance

		\$103,668.99	\$16,668.99	\$3,745.38
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Total units of entitlement	100000	100000
Levy contribution per unit entitlement	\$1.00	\$0.28



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ANNUAL REPORTS

for the financial year to 31/10/2025

Body Corporate 468788

1-87 Chiefs Court, Hamilton East Hamilton 3216

Manager: Rean Khoo

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Balance Sheet

As at 31/10/2025

Spartik House, Level 2
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Chiefs Court (Cameron Park) - BC 468788

1-87 Chiefs Court, Hamilton East Hamilton 3216

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	35,801.90
Owners Equity--Admin	34,502.74
	<u>70,304.64</u>
Long Term Maintenance Fund	
Operating Surplus/Deficit--LTMF	8,923.61
Owners Equity--LTMF	7,745.38
	<u>16,668.99</u>
Net owners' funds	<u><u>\$86,973.63</u></u>
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	69,778.92
Receivable--Levies--Admin	737.01
Receivable--Owners--Admin	603.75
	<u>71,119.68</u>
Long Term Maintenance Fund	
Investment #1 - Savings--LTMF	16,544.79
Receivable--Levies--LTMF	124.20
	<u>16,668.99</u>
Unallocated Money	
Cash at Bank--Unallocated	2,258.45
	<u>2,258.45</u>
<i>Total assets</i>	<u>90,047.12</u>
Less liabilities	
Administrative Fund	
Accrued Expenses--Admin	815.04
	<u>815.04</u>
Long Term Maintenance Fund	
	<u>0.00</u>
Unallocated Money	
Prepaid Levies--Unallocated	2,258.45
	<u>2,258.45</u>
<i>Total liabilities</i>	<u>3,073.49</u>
Net assets	<u><u>\$86,973.63</u></u>



Income & Expenditure Statement for the financial year to 31/10/2025

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Chiefs Court (Cameron Park) - BC 468788

1-87 Chiefs Court, Hamilton East Hamilton 3216

Administrative Fund

	Current period 01/11/2024-31/10/2025	Annual budget 01/11/2024-31/10/2025	Previous year 01/11/2023-31/10/2024
Revenue			
Admin Rebate	0.00	0.00	140.07
Income Tax Refund	16.53	0.00	0.00
Interest - Operating Account	1,824.05	0.00	1,920.38
Interest on Arrears--Admin	635.47	0.00	498.23
Interest on Investments--Admin	0.00	0.00	0.05
Levies Due--Admin	166,150.17	166,150.00	160,150.17
<i>Total revenue</i>	168,626.22	166,150.00	162,708.90
Less expenses			
Admin--Administration Fee--Standard	17,630.00	17,630.00	17,250.00
Admin--APM Investment Admin Fee	136.80	0.00	144.02
Admin--Legal Fees	2,331.95	0.00	0.00
Admin--Long Term Maintenance Fund Plan	3,450.00	3,450.00	0.00
Insurance--Claim--Payout	(263.03)	0.00	0.00
Insurance--Premiums	73,985.12	74,500.00	71,750.84
Insurance--Valuation	0.00	1,100.00	1,069.50
Maint Bldg--Electrical	0.00	2,000.00	0.00
Maint Bldg--General Repairs	1,010.65	22,000.00	2,737.00
Maint Grounds--Lawns & Gardening	22,246.75	31,000.00	31,168.75
Site Maintenance	10,800.00	10,800.00	11,050.00
Utility--Electricity	1,496.08	1,100.00	1,174.54
Utility--Rubbish Removal	0.00	1,000.00	0.00
<i>Total expenses</i>	132,824.32	164,580.00	136,344.65
Surplus/Deficit	35,801.90	1,570.00	26,364.25
Opening balance	34,502.74	34,502.74	8,138.49
Closing balance	\$70,304.64	\$36,072.74	\$34,502.74

Long Term Maintenance Fund

	Current period	Annual budget	Previous year
	01/11/2024-31/10/2025	01/11/2024-31/10/2025	01/11/2023-31/10/2024
Revenue			
Interest on Arrears--LTMF	76.83	0.00	87.09
Interest on Investments--LTMF	130.53	0.00	45.14
Levies Due--LTMF	28,000.05	28,000.00	28,000.05
<i>Total revenue</i>	<u>28,207.41</u>	<u>28,000.00</u>	<u>28,132.28</u>
Less expenses			
Admin--APM Investment Admin Fee	9.80	0.00	3.37
Maint Bldg--Chemwash	19,274.00	23,000.00	19,274.00
Maint Bldg--Concrete Repairs	0.00	2,000.00	0.00
Maint Bldg--Signs & Notice Boards	0.00	2,000.00	0.00
Maint Grounds--Line Marking	0.00	5,000.00	0.00
<i>Total expenses</i>	<u>19,283.80</u>	<u>32,000.00</u>	<u>19,277.37</u>
Surplus/Deficit	<u>8,923.61</u>	<u>(4,000.00)</u>	<u>8,854.91</u>
Opening balance	7,745.38	7,745.38	(1,109.53)
Closing balance	<u><u>\$16,668.99</u></u>	<u><u>\$3,745.38</u></u>	<u><u>\$7,745.38</u></u>



Detailed Expenses for the financial year from 01/11/2024 to 31/10/2025

Spartik House, Level 2
6-8 Edward Wayte Place, Grafton, 1023
Auckland
New Zealand
PH: +64-9-638-2500
E: reception@apm.kiwi
www.apm.kiwi

Chiefs Court (Cameron Park) - BC 468788

1-87 Chiefs Court, Hamilton East Hamilton 3216

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
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General

Administrative Fund

Admin--Administration Fee--Standard 154000

03/12/2024	Administration Fees December 2024	Auckland Property	4,407.50	Paid	DE		000088
04/03/2025	Administration Fees March 2025	Auckland Property	4,407.50	Paid	DE		000103
03/06/2025	Administration Fees June 2025	Auckland Property	4,407.50	Paid	DE		000125
02/09/2025	Administration Fees September 2025	Auckland Property	4,407.50	Paid	DE		000148

\$17,630.00

Admin--APM Debt Recovery Costs 155005

01/11/2024	Reversal: Accrual: APM Debt Recovery Costs		(982.50)		Jnl	62596	
03/12/2024	Debt administration fees December 2024	Auckland Property	632.50	Paid	DE		000088
18/02/2025	Lot 32: Debt Administration Fee Stage 2		(126.50)		Ow.Inv		
18/02/2025	Lot 33: Debt Administration Fee Stage 2		(126.50)		Ow.Inv		
18/02/2025	Lot 50: Debt Administration Fee Stage 2		(126.50)		Ow.Inv		
03/03/2025	Lot 33: Credit adjustment		126.50		Jnl	65211	
03/03/2025	Lot 32: Credit adjustment		126.50		Jnl	65212	
04/03/2025	Debt administration fees March 2025	Auckland Property	126.50	Paid	DE		000103
15/04/2025	Lot 20: Debt Administration Fee - Stage 2		(126.50)		Ow.Inv		
15/04/2025	Lot 32: Debt Administration Fee - Stage 2		(126.50)		Ow.Inv		
15/04/2025	Lot 33: Debt Administration Fee - Stage 2		(126.50)		Ow.Inv		
15/04/2025	Lot 50: Debt Administration Fee - Stage 2		(126.50)		Ow.Inv		
02/05/2025	Debt administration fees May 2025	Auckland Property	126.50	Paid	DE		000118
02/05/2025	Debt administration fees May 2025	Auckland Property	126.50	Paid	DE		000118
02/05/2025	Debt administration fees May 2025	Auckland Property	126.50	Paid	DE		000118
02/05/2025	Debt administration fees May 2025	Auckland Property	126.50	Paid	DE		000118
02/05/2025	Debt administration fees May 2025	Auckland Property	350.00	Paid	DE		000118
18/07/2025	Lot 41: Debt Administration Fee - Stage 2		(126.50)		Ow.Inv		
18/07/2025	Lot 47: Debt Administration Fee - Stage 2		(126.50)		Ow.Inv		
18/07/2025	Lot 59: Debt Administration Fee - Stage 2		(126.50)		Ow.Inv		
04/08/2025	Debt administration fees August 2025	Auckland Property	126.50	Paid	DE		000138
12/08/2025	Lot 59: Debt Administration Fee - Stage 3		(253.00)		Ow.Inv		
14/08/2025	Lot 41: Payment Plan Default Fee		(25.00)		Ow.Inv		
02/09/2025	Debt administration fees September 2025	Auckland Property	126.50	Paid	DE		000148
02/09/2025	Debt administration fees September 2025	Auckland Property	253.00	Paid	DE		000148
02/10/2025	Debt administration fees October 2025	Auckland Property	126.50	Paid	DE		000153
21/10/2025	Lot 41: Payment Plan Default Fee		(25.00)		Ow.Inv		

Chiefs Court (Cameron Park) - BC 468788**1-87 Chiefs Court, Hamilton East Hamilton 3216**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
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General

31/10/2025	Accrual: APM Debt Recovery Costs		50.00		Jnl	71321	
			\$0.00				

Admin--APM Investment Admin Fee 151401

29/11/2024	Admin fee on operating interest		4.84		Jnl	63021	
31/12/2024	Admin fee on operating interest		8.51		Jnl	63834	
31/01/2025	Admin fee on operating interest		11.12		Jnl	64514	
28/02/2025	Admin fee on operating interest		11.98		Jnl	65118	
31/03/2025	Admin fee on operating interest		14.67		Jnl	65878	
30/04/2025	Admin fee on operating interest		12.36		Jnl	66854	
30/05/2025	Admin fee on operating interest		12.26		Jnl	67779	
30/06/2025	Admin fee on operating interest		14.22		Jnl	68287	
31/07/2025	Admin fee on operating interest		13.96		Jnl	68976	
29/08/2025	Admin fee on operating interest		12.19		Jnl	69648	
30/09/2025	Admin fee on operating interest		11.01		Jnl	70129	
31/10/2025	Admin fee on operating interest		9.68		Jnl	71271	
			\$136.80				

Admin--Legal Fees 153201

03/02/2025	Lot 41: Oncharge of Legal Debt Recovery Fees - Pri		(2,049.61)		Ow.Inv		
03/02/2025	Sundry fees & Disbursements	Price Baker Berridge	2,049.61	Paid	DE	27237	000097
06/08/2025	Legal advice re cost responsibility for roof	Liza Fry-Irvine Law	2,331.95	Paid	DE	2100	000141
			\$2,331.95				

Admin--Long Term Maintenance Fund Plan 152006

16/04/2025	Final payment for new LTMP	Property Reserve Planning &	1,725.00	Paid	DE	609	000116
07/08/2025	50% dep for new LTMP	Property Reserve Planning &	1,725.00	Paid	DE	554	000142
			\$3,450.00				

Admin--Sections 146/147/148 Fees 156000

01/11/2024	Reversal: Accrual: Sections 146/147/148 Fees		602.00		Jnl	62598	
04/11/2024	Disclosure Statement Fees November 2024	Auckland Property	1.75	Paid	DE		000083
07/11/2024	CREDIT: Disclosure Fees (overcharged)	Auckland Property	(603.75)	Paid	DE	Nov-24	000088
10/12/2024	Lot 13: Unit 77Chiefs, Section 146 Pre-Contract Di		(603.75)		Ow.Inv		
07/05/2025	Lot 13: Unit 77Chiefs, Section 147 Pre-Settlement		(414.00)		Ow.Inv		
03/06/2025	Disclosure Statement Fees June 2025	Auckland Property	414.00	Paid	DE		000125
04/08/2025	Disclosure Statement Fees August 2025	Auckland Property	603.75	Paid	DE		000138
28/10/2025	Lot 17: Unit 69Chiefs, Section 146 Pre-Contract Di		(603.75)		Ow.Inv		
31/10/2025	Accrual: Sections 146/147/148 Fees		603.75		Jnl	71323	
			\$0.00				

Insurance--Claim--Payout 159101

20/01/2025	Claim payout to 19, crack in shower		(4,430.00)		Rct	386	
21/01/2025	Claim payout to 19, crack in shower	The Houses of Lord Limited	4,430.00	Paid	DE	210125	000094

Chiefs Court (Cameron Park) - BC 468788**1-87 Chiefs Court, Hamilton East Hamilton 3216**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
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General

18/07/2025 Claim payout 55 Chiefs Ref#C1179450 (263.03) Rct 606

-\$263.03**Insurance--Premiums 159100**

19/11/2024	Insurance Premium Instalment 10	Hunter Premium Funding	7,210.19	Paid	DE	201124	000086
28/02/2025	DD: Insurance Premium Instalment 1 + Fee	Hunter Premium Funding	7,472.77	Paid	DE	010325	000100
19/03/2025	DD: Insurance Premium Instalment 2	Hunter Premium Funding	7,412.77	Paid	DE	200325	000106
16/04/2025	DD: Insurance Premium Instalment 3	Hunter Premium Funding	7,412.77	Paid	DE	200425	000114
19/05/2025	DD: Insurance Premium Instalment 4	Hunter Premium Funding	7,412.77	Paid	DE	200525	000123
19/06/2025	DD: Insurance Premium Instalment 5	Hunter Premium Funding	7,412.77	Paid	DE	200625	000128
18/07/2025	DD: Insurance Premium Instalment 6	Hunter Premium Funding	7,412.77	Paid	DE	200725	000135
19/08/2025	DD: Insurance Premium Instalment 7	Hunter Premium Funding	7,412.77	Paid	DE	200825	000145
19/09/2025	DD: Insurance Premium Instalment 8	Hunter Premium Funding	7,412.77	Paid	DE	200925	000151
17/10/2025	DD: Insurance Premium Instalment 9	Hunter Premium Funding	7,412.77	Paid	DE	201025	000156

\$73,985.12**Maint Bldg--General Repairs 167200**

20/03/2025	Replace faulty Fluro with LED Batton under eve	Rental 4 U	380.00	Paid	DE	1555	000110
09/06/2025	Repair gutter leaks for 3 houses (65/63/83or85)	Phoenix Plumbing Limited	630.65	Paid	DE	30196	000127
11/07/2025	Replacement 8 way digital distribution module	Michael Almond T/A TV Man	442.75	Paid	DE	242449	000132
11/07/2025	Lot 6: Oncharge TV Man Inv#242449 for the replacem		(63.25)		Ow.Inv		
11/07/2025	Lot 7: Oncharge TV Man Inv#242449 for the replacem		(63.25)		Ow.Inv		
11/07/2025	Lot 1: Oncharge TV Man Inv#242449 for the replacem		(63.25)		Ow.Inv		
11/07/2025	Lot 2: Oncharge TV Man Inv#242449 for the replacem		(63.25)		Ow.Inv		
11/07/2025	Lot 3: Oncharge TV Man Inv#242449 for the replacem		(63.25)		Ow.Inv		
11/07/2025	Lot 4: Oncharge TV Man Inv#242449 for the replacem		(63.25)		Ow.Inv		
11/07/2025	Lot 5: Oncharge TV Man Inv#242449 for the replacem		(63.25)		Ow.Inv		

\$1,010.65**Maint Grounds--Lawns & Gardening 178400**

08/05/2025	Lawn & Grounds maintenance Nov-24 - May-25	Rental 4 U	3,639.75	Paid	DE	1515	000122
30/10/2025	Garden maintenance 31/10/2025	Rental 4 U	14,777.50	Paid	DE	1521	000161
30/10/2025	Lawns & Grounds maintenance - May-25 - Oct-25	Rental 4 U	3,829.50	Paid	DE	1520	000161

\$22,246.75**Site Maintenance 181001**

28/11/2024	AP: Site Management Nov-24	L J Bullock	900.00	Paid	DE	011224	000087
24/12/2024	AP: Site Management Dec-24	L J Bullock	900.00	Paid	DE	010125	000091
31/01/2025	AP: Site Management Jan-25	L J Bullock	900.00	Paid	DE	010225	000095
28/02/2025	AP: Site Management Feb-25	L J Bullock	900.00	Paid	DE	010325	000101
31/03/2025	AP: Site Management Mar-25	L J Bullock	900.00	Paid	DE	010425	000111

Chiefs Court (Cameron Park) - BC 468788**1-87 Chiefs Court, Hamilton East Hamilton 3216**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
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General

30/04/2025	AP: Site Management Apr-25	L J Bullock	900.00	Paid	DE	010525	000117
30/05/2025	AP: Site Management May-25	L J Bullock	900.00	Paid	DE	010625	000124
30/06/2025	AP: Site Management Jun-25	L J Bullock	900.00	Paid	DE	010725	000131
31/07/2025	AP: Site Management Jul-25	L J Bullock	900.00	Paid	DE	010825	000136
29/08/2025	AP: Site Management Aug-25	L J Bullock	900.00	Paid	DE	010925	000147
30/09/2025	AP: Site Management Sept-25	L J Bullock	900.00	Paid	DE	011025	000152
31/10/2025	AP: Site Management Oct-25	L J Bullock	900.00	Paid	DE	011125	000162

\$10,800.00**Utility--Electricity 190200**

01/11/2024	Reversal: Accrual: Electricity 26/09/24 - 27/10/24		(111.63)		Jnl	62600	
04/11/2024	Electricity 26/09/24 - 27/10/24	Genesis Energy	111.63	Paid	DE	100 156 6356	000085
05/12/2024	Electricity 28/10/24 - 25/11/24	Genesis Energy	98.89	Paid	DE	100 156 6356	000090
02/01/2025	Electricity 26/11/24 - 28/12/24	Genesis Energy	127.09	Paid	DE	100 156 6356	000093
10/02/2025	Electricity 29/12/24 - 27/01/25	Genesis Energy	120.60	Paid	DE	100 156 6356	000099
10/03/2025	Electricity 28/01/25 - 26/02/25	Genesis Energy	122.17	Paid	DE	100 156 6356	000105
03/04/2025	Electricity 27/02/25 - 29/03/25	Genesis Energy	128.79	Paid	DE	100 156 6356	000113
09/05/2025	Electricity 30/03/25 - 03/05/25	Genesis Energy	5.75	Paid	DE	100 156 6356	000121
12/06/2025	Electricity 04/05/25 - 02/06/25	Genesis Energy	130.34	Paid	DE	100 156 6356	000130
14/07/2025	Electricity 03/06/25 - 02/07/25	Genesis Energy	131.59	Paid	DE	100 156 6356	000134
11/08/2025	Electricity 03/07/25 - 30/07/25	Genesis Energy	139.67	Paid	DE	100 156 6356	000144
03/09/2025	Electricity 31/07/25 - 30/08/25	Genesis Energy	171.62	Paid	DE	100 156 6356	000150
06/10/2025	Electricity 31/08/25 - 28/09/25	Genesis Energy	158.28	Paid	DE	100 156 6356	000155
31/10/2025	Accrual: Electricity 29/09/25 - 28/10/25		161.29		Jnl	71319	

\$1,496.08**Total expenses \$132,824.32**

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

Chiefs Court (Cameron Park) - BC 468788			1-87 Chiefs Court, Hamilton East Hamilton 3216				
Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.

General

Long Term Maintenance Fund

Admin--APM Investment Admin Fee 251401

29/11/2024	Admin fee on investment		1.07		Jnl		
31/12/2024	Admin fee on investment		1.03		Jnl		
31/01/2025	Admin fee on investment		0.99		Jnl		
28/02/2025	Admin fee on investment		0.90		Jnl		
31/03/2025	Admin fee on investment		0.85		Jnl		
30/04/2025	Admin fee on investment		0.82		Jnl		
31/05/2025	Admin fee on investment		0.75		Jnl		
30/06/2025	Admin fee on investment		0.70		Jnl		
31/07/2025	Admin fee on investment		0.70		Jnl		
29/08/2025	Admin fee on investment		0.65		Jnl		
30/09/2025	Admin fee on investment		0.65		Jnl		
31/10/2025	Admin fee on investment		0.69		Jnl		
			\$9.80				

Maint Bldg--Chemwash 262150

26/03/2025	Building wash	Property Groomers New	19,274.00	Paid	DE	2926	000109
			\$19,274.00				

Total expenses \$19,283.80

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.



Outstanding Owner Invoices As at 31/10/2025

Spartik House, Level 2
6-8 Edward Wayte Place, Grafton, 1023
Auckland
New Zealand
PH: +64-9-638-2500
E: reception@apm.kiwi
www.apm.kiwi

Due	Lot	Unit	Owner	Description	Account name	Invoice amount	Unpaid
Body Corporate 468788				1-87 Chiefs Court, Hamilton East	Hamilton 3216		
28/10/2025	17	69Ch	Stephen Robert Hayes & Noemi Hayes	Lot 17: Unit 69Chiefs, Section 146 Pre-Contract Disclosure Statement Payment due on receipt of invoice	Admin--Sections 146/147/148 Fees	603.75	603.75
							603.75



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Levy Positions - In Arrears for the financial year to 31/10/2025

Chiefs Court (Cameron Park) - BC 468788	1-87 Chiefs Court, Hamilton East Hamilton 3216
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Administrative Fund

Lot	Unit	Paid to	Standard levies				Special levies				Interest		GST due
			Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	
32	12Chi efs	31/05/2025	2,832.87	2,830.02	2.85	0.00	0.00	0.00	0.00	0.00	0.11	33.62	0.00
41	29Chi efs	31/05/2025	3,173.46	2,439.30	734.16	0.00	0.00	0.00	0.00	0.00	0.60	38.76	0.00
			6,006.33	5,269.32	737.01	0.00	0.00	0.00	0.00	0.00	0.71	72.38	0.00
Due Excl. GST			6,006.33				0.00						



Investments As of 31/10/2025

Spartik House, Level 2
6-8 Edward Wayte Place, Grafton, 1023
Auckland
New Zealand
PH: +64-9-638-2500
E: reception@apm.kiwi
www.apm.kiwi

Bank name	Account name	BSB	Acct. no.	Admin fund	Long Term MF Fund
Body Corporate 468788	1-87 Chiefs Court, Hamilton East	Hamilton	3216		
ASB Bank Limited	Chiefs Court 1-87 LTMF	123111	0017626 037	0.00	16,544.79



Balance Sheet - Abridged

As at 31/10/2025

Spartik House, Level 2
6-8 Edward Wayte Place, Grafton, 1023
Auckland
New Zealand
PH: +64-9-638-2500
E: reception@apm.kiwi
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Chiefs Court (Cameron Park) - BC 468788

1-87 Chiefs Court, Hamilton East Hamilton 3216

Current period

Owners' funds

Operating Surplus/Deficit--Admin	35,801.90
Owners Equity--Admin	34,502.74
	<u>70,304.64</u>

Operating Surplus/Deficit--LTMF	8,923.61
Owners Equity--LTMF	7,745.38
	<u>16,668.99</u>

Net owners' funds	<u>\$86,973.63</u>
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Represented by:

Assets

Cash at Bank	72,037.37
Investments	16,544.79
Receivable--Levies	861.21
Receivable--Owners	603.75
Total assets	<u>90,047.12</u>

Less liabilities

Accrued Expenses--Admin	815.04
Prepaid Levies--Unallocated	2,258.45
Total liabilities	<u>3,073.49</u>

Net assets	<u>\$86,973.63</u>
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Client Statement

Client Name: Chiefs Court 1-87 LTMF
Client Known As: Chiefs Court LTMF
Client Account: 12-3111-0017626-37
Client Reference: 468788

Group Name: AUCKLAND PROPERTY MANAGEMENT LIMITED
Group Account: 12-3111-0005676-37

Account type: Sundry
Opening Date: 13 Aug 2024

Date	Transaction	Withdrawal	Deposit	Balance
01 Nov 2024	Opening Balance			\$6,535.19
29 Nov 2024	Interest		\$19.73	\$6,554.92
29 Nov 2024	Tax @ 28.00%	\$5.52		\$6,549.40
29 Nov 2024	Admin Fee	\$1.07		\$6,548.33
31 Dec 2024	Interest		\$19.03	\$6,567.36
31 Dec 2024	Tax @ 28.00%	\$5.32		\$6,562.04
31 Dec 2024	Admin Fee	\$1.03		\$6,561.01
31 Jan 2025	Interest		\$18.39	\$6,579.40
31 Jan 2025	Tax @ 28.00%	\$5.14		\$6,574.26
31 Jan 2025	Admin Fee	\$0.99		\$6,573.27
28 Feb 2025	Interest		\$16.64	\$6,589.91
28 Feb 2025	Tax @ 28.00%	\$4.65		\$6,585.26
28 Feb 2025	Admin Fee	\$0.90		\$6,584.36
31 Mar 2025	Interest		\$15.66	\$6,600.02
31 Mar 2025	Tax @ 28.00%	\$4.38		\$6,595.64
31 Mar 2025	Admin Fee	\$0.85		\$6,594.79
30 Apr 2025	Interest		\$15.18	\$6,609.97
30 Apr 2025	Tax @ 28.00%	\$4.25		\$6,605.72
30 Apr 2025	Admin Fee	\$0.82		\$6,604.90
30 May 2025	Interest		\$13.84	\$6,618.74
30 May 2025	Tax @ 28.00%	\$3.87		\$6,614.87
30 May 2025	Admin Fee	\$0.75		\$6,614.12
30 Jun 2025	Interest		\$12.97	\$6,627.09
30 Jun 2025	Tax @ 28.00%	\$3.63		\$6,623.46
30 Jun 2025	Admin Fee	\$0.70		\$6,622.76
31 Jul 2025	Interest		\$12.94	\$6,635.70
31 Jul 2025	Tax @ 28.00%	\$3.62		\$6,632.08
31 Jul 2025	Admin Fee	\$0.70		\$6,631.38
29 Aug 2025	Interest		\$12.12	\$6,643.50
29 Aug 2025	Tax @ 28.00%	\$3.39		\$6,640.11
29 Aug 2025	Admin Fee	\$0.65		\$6,639.46
30 Sep 2025	Interest		\$12.02	\$6,651.48
30 Sep 2025	Tax @ 28.00%	\$3.36		\$6,648.12
30 Sep 2025	Admin Fee	\$0.65		\$6,647.47
30 Oct 2025	Transfer to 468788 Invest1 LTM		\$9,888.87	\$16,536.34
31 Oct 2025	Interest		\$12.69	\$16,549.03
31 Oct 2025	Tax @ 28.00%	\$3.55		\$16,545.48
31 Oct 2025	Admin Fee	\$0.69		\$16,544.79
31 Oct 2025	Closing Balance			\$16,544.79

Client Statement

Date Generated: 04 Nov 2025 11:31:28

All transactions and information held in, and produced from FastNet Business are subject to verification from ASB Bank Limited (ASB). ASB takes no responsibility for the accuracy of the client information provided by the Group account holder. ASB is not liable to any person for any loss, claim, demand or expense arising directly or indirectly out of the use of this statement/report, or as a result of the opening and/or operation of client accounts by the Group account holder or any other person.

Client Statement

Client Name:	OPERATING Chiefs Court (Cameron Park) - BC 468788	Group Name:	AUCKLAND PROPERTY MANAGEMENT LIMITED
Client Known As:	Chiefs Court	Group Account:	12-3111-0005676-37
Client Account:	12-3111-0015890-37		
Client Reference:	468788		
Account type	Sundry		
Opening Date:	02 Sep 2023		

Date	Transaction	Withdrawal	Deposit	Balance
01 Nov 2024	Opening Balance			\$31,640.07
01 Nov 2024	5162 468788 Ram		\$80.00	\$31,720.07
04 Nov 2024	Auckland Pro DE PAYMENT 000083	\$1.75		\$31,718.32
07 Nov 2024	d &t chapman 6028		\$57.00	\$31,775.32
07 Nov 2024	Auckland Pro DE PAYMENT 000085	\$111.63		\$31,663.69
14 Nov 2024	d &t chapman 6028		\$57.00	\$31,720.69
15 Nov 2024	5162 468788 Ram		\$80.00	\$31,800.69
19 Nov 2024	Auckland Pro DD 20/11 000086	\$7,210.19		\$24,590.50
21 Nov 2024	d &t chapman 6028		\$57.00	\$24,647.50
25 Nov 2024	5165 BC468788 Hayes		\$954.57	\$25,602.07
26 Nov 2024	468788 BC468788 Lim		\$1,103.42	\$26,705.49
27 Nov 2024	6008		\$1,071.06	\$27,776.55
27 Nov 2024	Satheesh aru 5164		\$1,103.42	\$28,879.97
28 Nov 2024	d &t chapman 6028		\$57.00	\$28,936.97
28 Nov 2024	Auckland Pro AP 01/12 000087	\$900.00		\$28,036.97
28 Nov 2024	PTA Deposit		\$1,103.42	\$29,140.39
29 Nov 2024	5150 BC468788 Walker		\$1,294.34	\$30,434.73
29 Nov 2024	Yifeng Hou BC468788 6044		\$1,071.06	\$31,505.79
29 Nov 2024	5162 468788 Ram		\$80.00	\$31,585.79
29 Nov 2024	Interest		\$89.59	\$31,675.38
29 Nov 2024	Tax @ 28.00%	\$25.08		\$31,650.30
29 Nov 2024	Admin Fee	\$4.84		\$31,645.46
02 Dec 2024	OPERATING 468788 6016		\$1,103.42	\$32,748.88
03 Dec 2024	Auckland Pro DE PAYMENT 000088	\$4,436.25		\$28,312.63
03 Dec 2024	05151 BC468788 Torrance		\$1,047.77	\$29,360.40
03 Dec 2024	5163 73 Chiefs 468788		\$803.42	\$30,163.82
04 Dec 2024	6021 BC468788 Wolfram Iren		\$954.57	\$31,118.39
05 Dec 2024	5167 BC468788 Mathusinghe		\$1,103.42	\$32,221.81
05 Dec 2024	d &t chapman 6028		\$57.00	\$32,278.81
05 Dec 2024	5156 BC468788 Lim		\$1,047.77	\$33,326.58
07 Dec 2024	5160 BC468788 Gamaralalage		\$1,103.42	\$34,430.00
09 Dec 2024	6041 BC468788 Gao		\$1,071.06	\$35,501.06
09 Dec 2024	6030 468788 GANI 6030		\$1,071.06	\$36,572.12
09 Dec 2024	11 Chief crt 6040		\$1,071.06	\$37,643.18
09 Dec 2024	ShethialInves 77ChiefsCour s146Disclosu		\$603.75	\$38,246.93
10 Dec 2024	5163 73 Chiefs 468788		\$300.00	\$38,546.93
10 Dec 2024	6013 BC 468788 Cameron Hamp		\$1,103.42	\$39,650.35
10 Dec 2024	6023 BC468788 ASHOKANANDA		\$1,103.42	\$40,753.77
11 Dec 2024	Unit57chiefs bc468788 6009		\$1,071.06	\$41,824.83
11 Dec 2024	468788 BC468788 Sdoeung.S		\$1,103.42	\$42,928.25
11 Dec 2024	5149 BC468788 Hurley		\$1,047.77	\$43,976.02
12 Dec 2024	6042 BC468788 Gillingham		\$1,071.06	\$45,047.08
12 Dec 2024	d &t chapman 6028		\$57.00	\$45,104.08
12 Dec 2024	Auckland Pro DE PAYMENT 000090	\$98.89		\$45,005.19

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Client Name:	OPERATING Chiefs Court (Cameron Park) - BC 468788	Group Name:	AUCKLAND PROPERTY MANAGEMENT LIMITED
Client Known As:	Chiefs Court	Group Account:	12-3111-0005676-37
Client Account:	12-3111-0015890-37		

Date	Transaction	Withdrawal	Deposit	Balance
13 Dec 2024	5152 468788 Hannah		\$1,139.02	\$46,144.21
13 Dec 2024	5162 468788 Ram		\$80.00	\$46,224.21
13 Dec 2024	Unit 15 BC468788 LiviConstruc		\$1,080.77	\$47,304.98
13 Dec 2024	J Moon 37 Chief 6024		\$1,103.42	\$48,408.40
13 Dec 2024	Unit 13 BC468788 LiviConstruc		\$989.52	\$49,397.92
13 Dec 2024	Jiaying zhao 468788 6011		\$1,071.06	\$50,468.98
13 Dec 2024	6014 BC468788 PINEDA		\$1,103.42	\$51,572.40
13 Dec 2024	6022 BC468788 Fryer		\$1,103.42	\$52,675.82
13 Dec 2024	22 Chiefs 5153		\$1,106.01	\$53,781.83
13 Dec 2024	Houses of Lo rd body corp fees		\$1,103.42	\$54,885.25
14 Dec 2024	5157 BC468788 85 Chiefs Ct		\$1,236.09	\$56,121.34
14 Dec 2024	5154 BC 468788 Hirst		\$1,294.34	\$57,415.68
14 Dec 2024	06026 BC468788 Nag & Ghosh		\$989.52	\$58,405.20
15 Dec 2024	ShethialInves 77ChiefsCour 5161		\$1,103.42	\$59,508.62
15 Dec 2024	5159 BC468788 Jin		\$989.52	\$60,498.14
15 Dec 2024	T&J vanTiel Unit4 Chiefs 6038		\$1,103.42	\$61,601.56
15 Dec 2024	Fletcher BC468788 6020		\$1,271.68	\$62,873.24
15 Dec 2024	6031 BC468788 Buddha Koral		\$1,070.21	\$63,943.45
15 Dec 2024	05166 468788 fenn p & r		\$1,232.85	\$65,176.30
15 Dec 2024	6012 BC468788 Rokanui Trus		\$1,103.42	\$66,279.72
16 Dec 2024	6029 BC468788 COOPER		\$1,071.06	\$67,350.78
19 Dec 2024	d &t chapman 6028		\$57.00	\$67,407.78
20 Dec 2024	BC 468788 DATT 6045		\$1,103.42	\$68,511.20
23 Dec 2024	D698729296# INC		\$16.53	\$68,527.73
24 Dec 2024	Auckland Pro AP 01/01 000091	\$900.00		\$67,627.73
26 Dec 2024	d &t chapman 6028		\$57.00	\$67,684.73
26 Dec 2024	Howe Sentosa Lot 39Chiefs 468788		\$1,103.42	\$68,788.15
26 Dec 2024	6039 BC468788 Koikkattil		\$1,103.42	\$69,891.57
27 Dec 2024	5162 468788 Ram		\$80.00	\$69,971.57
31 Dec 2024	Interest		\$157.65	\$70,129.22
31 Dec 2024	Tax @ 28.00%	\$44.14		\$70,085.08
31 Dec 2024	Admin Fee	\$8.51		\$70,076.57
02 Jan 2025	d &t chapman 6028		\$57.00	\$70,133.57
06 Jan 2025	05168 468788 ram		\$552.00	\$70,685.57
09 Jan 2025	d &t chapman 6028		\$57.00	\$70,742.57
10 Jan 2025	5162 468788 Ram		\$80.00	\$70,822.57
16 Jan 2025	d &t chapman 6028		\$57.00	\$70,879.57
16 Jan 2025	Auckland Pro DE PAYMENT 000093	\$127.09		\$70,752.48
16 Jan 2025	6043 BC468788 WANG		\$1,080.45	\$71,832.93
16 Jan 2025	5158 BC 468788 Bakmeedeniya		\$1,246.59	\$73,079.52
18 Jan 2025	5155 BC468788 BLACK		\$1,056.95	\$74,136.47
20 Jan 2025	C1136665 NZI INS 0220321338		\$4,430.00	\$78,566.47
20 Jan 2025	6036 BC468788 Mushapayidzi		\$300.00	\$78,866.47
21 Jan 2025	Auckland Pro DE PAYMENT 000094	\$4,430.00		\$74,436.47
23 Jan 2025	5162 468788 Ram		\$100.00	\$74,536.47
23 Jan 2025	d &t chapman 6028		\$57.00	\$74,593.47
24 Jan 2025	ref 6010 BC468788 Bolla		\$1,065.28	\$75,658.75
26 Jan 2025	5150 BC468788 Walker		\$1,294.34	\$76,953.09

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Client Name:	OPERATING Chiefs Court (Cameron Park) - BC 468788	Group Name:	AUCKLAND PROPERTY MANAGEMENT LIMITED
Client Known As:	Chiefs Court	Group Account:	12-3111-0005676-37
Client Account:	12-3111-0015890-37		

Date	Transaction	Withdrawal	Deposit	Balance
27 Jan 2025	Howe Sentosa Lot 39Chiefs 468788		\$1,103.42	\$78,056.51
28 Jan 2025	05168 468788 ram		\$552.00	\$78,608.51
29 Jan 2025	Satheesh aru 5164		\$1,103.42	\$79,711.93
30 Jan 2025	d &t chapman 6028		\$57.00	\$79,768.93
31 Jan 2025	Auckland Pro AP 01/02 000095	\$900.00		\$78,868.93
31 Jan 2025	Interest		\$205.99	\$79,074.92
31 Jan 2025	Tax @ 28.00%	\$57.67		\$79,017.25
31 Jan 2025	Admin Fee	\$11.12		\$79,006.13
01 Feb 2025	unit 17 Chie BC468788 BSL Investmt		\$998.19	\$80,004.32
02 Feb 2025	5165 BC468788 Hayes		\$954.57	\$80,958.89
05 Feb 2025	05151 BC468788 Torrance		\$1,047.77	\$82,006.66
06 Feb 2025	5162 468788 Ram		\$100.00	\$82,106.66
06 Feb 2025	d &t chapman 6028		\$57.00	\$82,163.66
07 Feb 2025	6041 BC468788 Gao		\$1,071.06	\$83,234.72
07 Feb 2025	Auckland Pro DE PAYMENT 000097	\$2,049.61		\$81,185.11
07 Feb 2025	D Kumar 6016 468788		\$1,103.42	\$82,288.53
08 Feb 2025	6017 BC468788 Lewis		\$2,229.81	\$84,518.34
12 Feb 2025	5154 BC 468788 Hirst		\$1,294.34	\$85,812.68
13 Feb 2025	d &t chapman 6028		\$57.00	\$85,869.68
13 Feb 2025	Auckland Pro DE PAYMENT 000099	\$120.60		\$85,749.08
18 Feb 2025	Yifeng Hou BC468788 6044		\$1,071.06	\$86,820.14
18 Feb 2025	6036 BC468788 Mushapayidzi		\$740.00	\$87,560.14
19 Feb 2025	6021 BC468788 Wolfram Iren		\$954.57	\$88,514.71
20 Feb 2025	5162 468788 Ram		\$100.00	\$88,614.71
20 Feb 2025	d &t chapman 6028		\$57.00	\$88,671.71
24 Feb 2025	6008		\$1,071.06	\$89,742.77
24 Feb 2025	05166 468788 fenn p & r		\$1,232.85	\$90,975.62
24 Feb 2025	65 chiefs co BC468788 5167		\$1,103.42	\$92,079.04
25 Feb 2025	6014 BC468788 PINEDA		\$1,103.42	\$93,182.46
25 Feb 2025	5169 BC468788 Majorel		\$1,103.42	\$94,285.88
25 Feb 2025	5163 73 Chiefs 468788		\$503.42	\$94,789.30
25 Feb 2025	Levies body BC 468788 Body Corp		\$1,103.42	\$95,892.72
26 Feb 2025	CNA family Unit 6 chief		\$1,103.42	\$96,996.14
26 Feb 2025	5156 BC468788 Lim		\$1,047.77	\$98,043.91
26 Feb 2025	5155 BC468788 BLACK		\$1,047.77	\$99,091.68
26 Feb 2025	BC 468788 6018		\$1,103.42	\$100,195.10
26 Feb 2025	6019 BC 468788 FRUCTUS OPUS		\$1,103.42	\$101,298.52
27 Feb 2025	J Moon 35 chiefs 468788		\$1,103.42	\$102,401.94
27 Feb 2025	5149 BC468788 Hurley		\$1,047.77	\$103,449.71
27 Feb 2025	d &t chapman 6028		\$57.00	\$103,506.71
27 Feb 2025	06026 BC468788 Nag & Ghosh		\$989.52	\$104,496.23
27 Feb 2025	5158 BC 468788 Bakmeedeniya		\$1,236.09	\$105,732.32
27 Feb 2025	6023 BC468788 ASHOKANANDA		\$1,103.42	\$106,835.74
28 Feb 2025	5157 BC468788 85 Chiefs Ct		\$1,236.09	\$108,071.83
28 Feb 2025	6022 BC468788 Fryer		\$1,103.42	\$109,175.25
28 Feb 2025	5160 BC468788 Gamaralalage		\$1,103.42	\$110,278.67
28 Feb 2025	Auckland Pro DE PAYMENT 000101	\$900.00		\$109,378.67
28 Feb 2025	Auckland Pro DE PAYMENT 000100	\$7,472.77		\$101,905.90

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Client Name:	OPERATING Chiefs Court (Cameron Park) - BC 468788	Group Name:	AUCKLAND PROPERTY MANAGEMENT LIMITED
Client Known As:	Chiefs Court	Group Account:	12-3111-0005676-37
Client Account:	12-3111-0015890-37		

Date	Transaction	Withdrawal	Deposit	Balance
28 Feb 2025	6012 BC468788 Rakanui Trus		\$1,103.42	\$103,009.32
28 Feb 2025	Houses of Lo rd body corp fees		\$1,103.42	\$104,112.74
28 Feb 2025	6029 BC468788 COOPER		\$1,071.06	\$105,183.80
28 Feb 2025	Interest		\$221.87	\$105,405.67
28 Feb 2025	Tax @ 28.00%	\$62.12		\$105,343.55
28 Feb 2025	Admin Fee	\$11.98		\$105,331.57
01 Mar 2025	Fletcher BC468788 6020		\$1,271.68	\$106,603.25
01 Mar 2025	ShethialInves 77ChiefsCour 5161		\$1,103.42	\$107,706.67
01 Mar 2025	6042 BC468788 Gillingham		\$1,071.06	\$108,777.73
01 Mar 2025	Unit 13 BC468788 LiviConstruc		\$989.52	\$109,767.25
01 Mar 2025	Unit 15 BC468788 LiviConstruc		\$1,080.77	\$110,848.02
01 Mar 2025	Jiaying zhao 468788 6011		\$1,071.06	\$111,919.08
01 Mar 2025	6022 BC468788 Fryer		\$1,103.42	\$113,022.50
01 Mar 2025	5159 BC468788 Jin		\$989.52	\$114,012.02
01 Mar 2025	6009 Bc468788 Makkad		\$1,071.06	\$115,083.08
01 Mar 2025	T&J vanTiel 4 Chiefs 6038		\$1,103.42	\$116,186.50
01 Mar 2025	22 Chiefs 5153		\$1,106.01	\$117,292.51
01 Mar 2025	11 Chief crt 6040		\$1,072.00	\$118,364.51
02 Mar 2025	5152 468788 24 chiefs		\$1,139.02	\$119,503.53
03 Mar 2025	6031 BC468788 Buddha Koral		\$1,071.06	\$120,574.59
03 Mar 2025	6013 BC 468788 Cameron Hamp		\$1,103.42	\$121,678.01
04 Mar 2025	Auckland Pro DE PAYMENT 000103	\$4,534.00		\$117,144.01
06 Mar 2025	5163 73 Chiefs 468788		\$600.00	\$117,744.01
06 Mar 2025	5162 468788 Ram		\$100.00	\$117,844.01
06 Mar 2025	d &t chapman 6028		\$57.00	\$117,901.01
13 Mar 2025	d &t chapman 6028		\$57.00	\$117,958.01
13 Mar 2025	BC 468788 DATT 6045		\$1,103.42	\$119,061.43
13 Mar 2025	Auckland Pro DE PAYMENT 000105	\$122.17		\$118,939.26
18 Mar 2025	6043 BC468788 WANG		\$1,076.05	\$120,015.31
18 Mar 2025	ref 6010 BC468788 Bolla		\$1,076.05	\$121,091.36
19 Mar 2025	05168 468788 ram		\$555.00	\$121,646.36
19 Mar 2025	Auckland Pro DD 20/03 000106	\$7,412.77		\$114,233.59
19 Mar 2025	6030 468788 GANI 6030		\$1,076.05	\$115,309.64
20 Mar 2025	5162 468788 Ram		\$100.00	\$115,409.64
20 Mar 2025	d &t chapman 6028		\$57.00	\$115,466.64
27 Mar 2025	d &t chapman 6028		\$57.00	\$115,523.64
27 Mar 2025	Auckland Pro DE PAYMENT 000110	\$380.00		\$115,143.64
27 Mar 2025	Auckland Pro DE PAYMENT 000109	\$19,274.00		\$95,869.64
27 Mar 2025	6039 BC468788 Koikkattil		\$1,108.56	\$96,978.20
31 Mar 2025	Auckland Pro AP 01/04 000111	\$900.00		\$96,078.20
31 Mar 2025	Interest		\$271.75	\$96,349.95
31 Mar 2025	Tax @ 28.00%	\$76.09		\$96,273.86
31 Mar 2025	Admin Fee	\$14.67		\$96,259.19
01 Apr 2025	05168 468788 ram		\$255.00	\$96,514.19
03 Apr 2025	5162 468788 Ram		\$100.00	\$96,614.19
03 Apr 2025	d &t chapman 6028		\$57.00	\$96,671.19
03 Apr 2025	unit 17 Chie BC468788 bsl investme		\$994.12	\$97,665.31
07 Apr 2025	BC 468788 UNIT 41 levies		\$4,343.85	\$102,009.16

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Client Name: OPERATING Chiefs Court (Cameron Park) - BC 468788
Client Known As: Chiefs Court
Client Account: 12-3111-0015890-37

Group Name: AUCKLAND PROPERTY MANAGEMENT LIMITED
Group Account: 12-3111-0005676-37

Date	Transaction	Withdrawal	Deposit	Balance
07 Apr 2025	BC 468788 UNIT 41 DC charge		\$350.00	\$102,359.16
10 Apr 2025	d &t chapman 6028		\$57.00	\$102,416.16
10 Apr 2025	Auckland Pro DE PAYMENT 000113	\$128.79		\$102,287.37
15 Apr 2025	6019 BC 468788 FRUCTUS OPUS		\$1,265.87	\$103,553.24
15 Apr 2025	BC 468788 6018		\$1,265.87	\$104,819.11
15 Apr 2025	6036 BC468788 Mushapayidzi		\$1,240.79	\$106,059.90
16 Apr 2025	Auckland Pro DD 20/04 000114	\$7,412.77		\$98,647.13
16 Apr 2025	05168 468788 ram		\$200.00	\$98,847.13
17 Apr 2025	5162 468788 Ram		\$100.00	\$98,947.13
17 Apr 2025	d &t chapman 6028		\$57.00	\$99,004.13
17 Apr 2025	Auckland Pro DE PAYMENT 000116	\$1,725.00		\$97,279.13
24 Apr 2025	d &t chapman 6028		\$57.00	\$97,336.13
28 Apr 2025	BC 468788 Unit 41 Reimburse		\$2,049.61	\$99,385.74
28 Apr 2025	BC 468788 Unit 41 Interest		\$181.28	\$99,567.02
28 Apr 2025	BC 468788 Unit 41 Levy 1.03		\$1,236.09	\$100,803.11
29 Apr 2025	6037 BC468788 Lim		\$1,103.42	\$101,906.53
29 Apr 2025	Satheesh aru 5164		\$1,103.42	\$103,009.95
30 Apr 2025	05168 468788 ram		\$229.00	\$103,238.95
30 Apr 2025	Auckland Pro AP 01/05 000117	\$900.00		\$102,338.95
30 Apr 2025	5165 BC468788 Hayes		\$954.57	\$103,293.52
30 Apr 2025	Interest		\$228.95	\$103,522.47
30 Apr 2025	Tax @ 28.00%	\$64.10		\$103,458.37
30 Apr 2025	Admin Fee	\$12.36		\$103,446.01
01 May 2025	5150 BC468788 Walker		\$1,294.34	\$104,740.35
01 May 2025	5162 468788 Ram		\$100.00	\$104,840.35
01 May 2025	d &t chapman 6028		\$57.00	\$104,897.35
01 May 2025	Unit 13 BC468788 LiviConstruc		\$989.52	\$105,886.87
02 May 2025	Auckland Pro DE PAYMENT 000118	\$856.00		\$105,030.87
05 May 2025	6042 BC468788 Gillingham		\$1,071.06	\$106,101.93
06 May 2025	6036 BC468788 Mushapayidzi		\$1,000.00	\$107,101.93
08 May 2025	5162 468788 Ram		\$170.00	\$107,271.93
08 May 2025	d &t chapman 6028		\$57.00	\$107,328.93
12 May 2025	6043 BC468788 WANG		\$1,071.06	\$108,399.99
15 May 2025	Yifeng Hou BC468788 6044		\$1,071.06	\$109,471.05
15 May 2025	5162 468788 Ram		\$170.00	\$109,641.05
15 May 2025	d &t chapman 6028		\$57.00	\$109,698.05
15 May 2025	Auckland Pro DE PAYMENT 000121	\$5.75		\$109,692.30
15 May 2025	Auckland Pro DE PAYMENT 000122	\$3,639.75		\$106,052.55
15 May 2025	5154 BC 468788 Hirst		\$1,294.34	\$107,346.89
16 May 2025	6041 BC468788 Gao		\$1,071.06	\$108,417.95
18 May 2025	D Kumar 6016 468788		\$1,103.42	\$109,521.37
19 May 2025	Auckland Pro DD 20/05 000123	\$7,412.77		\$102,108.60
20 May 2025	5163 73 Chiefs 468788		\$1,104.00	\$103,212.60
21 May 2025	5169 BC468788 Majorel		\$1,103.42	\$104,316.02
22 May 2025	5162 468788 Ram		\$170.00	\$104,486.02
22 May 2025	d &t chapman 6028		\$57.00	\$104,543.02
22 May 2025	5156 BC468788 Lim		\$1,047.77	\$105,590.79
23 May 2025	BC468788 Levy & PSD 5161		\$1,517.42	\$107,108.21

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Client Name: OPERATING Chiefs Court (Cameron Park) - BC 468788
Client Known As: Chiefs Court
Client Account: 12-3111-0015890-37

Group Name: AUCKLAND PROPERTY MANAGEMENT LIMITED
Group Account: 12-3111-0005676-37

Date	Transaction	Withdrawal	Deposit	Balance
23 May 2025	6021 BC468788 Wolfram Iren		\$954.57	\$108,062.78
25 May 2025	5167 BC468788 Mathusinghe		\$1,103.42	\$109,166.20
26 May 2025	11 Chief crt 6040		\$1,070.12	\$110,236.32
28 May 2025	6014 BC468788 PINEDA		\$1,103.42	\$111,339.74
28 May 2025	5149 BC468788 Hurley		\$1,047.77	\$112,387.51
28 May 2025	Levy 22 Chiefs 5153		\$300.00	\$112,687.51
28 May 2025	6023 BC468788 ASHOKANANDA		\$1,103.42	\$113,790.93
29 May 2025	5162 468788 Ram		\$170.00	\$113,960.93
29 May 2025	5152 468788 24 chiefs		\$1,139.02	\$115,099.95
29 May 2025	d & t chapman 6028		\$57.00	\$115,156.95
29 May 2025	5155 BC468788 BLACK		\$1,047.77	\$116,204.72
29 May 2025	5160 BC468788 Gamaralalage		\$1,103.42	\$117,308.14
30 May 2025	Fletcher BC468788 6020		\$1,271.68	\$118,579.82
30 May 2025	5157 BC468788 85 Chiefs Ct		\$1,236.09	\$119,815.91
30 May 2025	5158 BC 468788 Bakmeedeniya		\$1,236.09	\$121,052.00
30 May 2025	J Moon 35 Chief Bc468788		\$1,103.42	\$122,155.42
30 May 2025	Unit 15 BC468788 LiviConstruc		\$1,080.77	\$123,236.19
30 May 2025	Auckland Pro AP 01/06 000124	\$900.00		\$122,336.19
30 May 2025	05166 468788 fenn p & r		\$1,232.85	\$123,569.04
30 May 2025	6012 BC468788 Rokanui Trus		\$1,103.42	\$124,672.46
30 May 2025	Houses of Lo rd body corp fees		\$1,103.42	\$125,775.88
30 May 2025	6029 BC468788 COOPER		\$1,071.06	\$126,846.94
30 May 2025	Interest		\$226.95	\$127,073.89
30 May 2025	Tax @ 28.00%	\$63.54		\$127,010.35
30 May 2025	Admin Fee	\$12.26		\$126,998.09
31 May 2025	Jiaying zhao 468788 6011		\$1,071.06	\$128,069.15
31 May 2025	06026 BC468788 Nag & Ghosh		\$989.52	\$129,058.67
31 May 2025	Unit57chiefs bc468788 6009		\$1,071.06	\$130,129.73
01 Jun 2025	6019 BC 468788 FRUCTUS OPUS		\$1,103.42	\$131,233.15
01 Jun 2025	T&J vanTiel 4 Chiefs 6038		\$1,103.42	\$132,336.57
01 Jun 2025	5159 BC468788 Jin		\$989.52	\$133,326.09
03 Jun 2025	6017 BC468788 Lewis		\$1,097.08	\$134,423.17
03 Jun 2025	Auckland Pro DE PAYMENT 000125	\$4,821.50		\$129,601.67
04 Jun 2025	6031 BC468788 Buddha Koral		\$1,071.06	\$130,672.73
04 Jun 2025	6039 BC468788 Koikkattil		\$1,103.42	\$131,776.15
05 Jun 2025	5162 468788 Ram		\$170.00	\$131,946.15
05 Jun 2025	d & t chapman 6028		\$57.00	\$132,003.15
08 Jun 2025	ref 6010 BC468788 Bolla		\$1,071.06	\$133,074.21
09 Jun 2025	6013 BC 468788 Cameron Hamp		\$1,103.42	\$134,177.63
12 Jun 2025	05168 468788 ram		\$600.00	\$134,777.63
12 Jun 2025	5162 468788 Ram		\$170.00	\$134,947.63
12 Jun 2025	d & t chapman 6028		\$57.00	\$135,004.63
12 Jun 2025	Auckland Pro DE PAYMENT 000127	\$630.65		\$134,373.98
12 Jun 2025	BC 468788 6018		\$1,103.42	\$135,477.40
13 Jun 2025	6008		\$1,074.58	\$136,551.98
13 Jun 2025	6036 BC468788 Mushapayidzi		\$105.00	\$136,656.98
14 Jun 2025	05151 BC468788 Torrance		\$1,051.22	\$137,708.20
16 Jun 2025	Howe Sentosa Lot 39Chiefs 468788		\$1,107.04	\$138,815.24

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Client Name: OPERATING Chiefs Court (Cameron Park) - BC 468788
Client Known As: Chiefs Court
Client Account: 12-3111-0015890-37

Group Name: AUCKLAND PROPERTY MANAGEMENT LIMITED
Group Account: 12-3111-0005676-37

Date	Transaction	Withdrawal	Deposit	Balance
17 Jun 2025	6030 468788 GANI 6030		\$1,074.58	\$139,889.82
19 Jun 2025	5162 468788 Ram		\$170.00	\$140,059.82
19 Jun 2025	Auckland Pro DD 20/06 000128	\$7,412.77		\$132,647.05
19 Jun 2025	d &t chapman 6028		\$57.00	\$132,704.05
19 Jun 2025	Auckland Pro DE PAYMENT 000130	\$130.34		\$132,573.71
19 Jun 2025	S&V Sdoeung 468788 Ref 6015		\$100.00	\$132,673.71
19 Jun 2025	S&V Sdoeung 468788 Ref 6015		\$100.00	\$132,773.71
19 Jun 2025	S&V Sdoeung 468788 Ref 6015		\$100.00	\$132,873.71
23 Jun 2025	22 Chiefs 5153		\$806.01	\$133,679.72
24 Jun 2025	6036 BC468788 Mushapayidzi		\$500.00	\$134,179.72
26 Jun 2025	S&V Sdoeung 468788 Ref 6015		\$100.00	\$134,279.72
26 Jun 2025	S&V Sdoeung 468788 Ref 6015		\$100.00	\$134,379.72
26 Jun 2025	05168 468788 ram		\$604.00	\$134,983.72
26 Jun 2025	d &t chapman 6028		\$57.00	\$135,040.72
27 Jun 2025	5162 468788 Ram		\$170.00	\$135,210.72
30 Jun 2025	Auckland Pro AP 01/07 000131	\$900.00		\$134,310.72
30 Jun 2025	Interest		\$263.31	\$134,574.03
30 Jun 2025	Tax @ 28.00%	\$73.72		\$134,500.31
30 Jun 2025	Admin Fee	\$14.22		\$134,486.09
03 Jul 2025	S&V Sdoeung 468788 Ref 6015		\$100.00	\$134,586.09
03 Jul 2025	S&V Sdoeung 468788 Ref 6015		\$100.00	\$134,686.09
03 Jul 2025	d &t chapman 6028		\$57.00	\$134,743.09
03 Jul 2025	S Sdoeung 468788 6015		\$100.00	\$134,843.09
04 Jul 2025	5162 468788 Ram		\$170.00	\$135,013.09
10 Jul 2025	d &t chapman 6028		\$57.00	\$135,070.09
11 Jul 2025	5162 468788 Ram		\$170.00	\$135,240.09
11 Jul 2025	Auckland Pro DE PAYMENT 000132	\$442.75		\$134,797.34
11 Jul 2025	5149 BC468788 Hurley		\$63.25	\$134,860.59
12 Jul 2025	S.Sdoeung BC468788 6015		\$100.00	\$134,960.59
17 Jul 2025	5162 BC468788 Ram		\$170.00	\$135,130.59
17 Jul 2025	d &t chapman 6028		\$57.00	\$135,187.59
17 Jul 2025	Auckland Pro DE PAYMENT 000134	\$131.59		\$135,056.00
18 Jul 2025	Auckland Pro AP 20/07 000135	\$7,412.77		\$127,643.23
18 Jul 2025	C1179450 NZI INS 0220018023		\$263.03	\$127,906.26
19 Jul 2025	unit 17 Chie BC468788 Liew & Low		\$1,128.76	\$129,035.02
23 Jul 2025	5150 BC468788 Walker		\$63.25	\$129,098.27
23 Jul 2025	S.Sdoeung BC468788 6015		\$100.00	\$129,198.27
24 Jul 2025	5162 BC468788 Ram		\$170.00	\$129,368.27
24 Jul 2025	d &t chapman 6028		\$57.00	\$129,425.27
26 Jul 2025	6027		\$50.00	\$129,475.27
31 Jul 2025	5162 BC468788 Ram		\$170.00	\$129,645.27
31 Jul 2025	d &t chapman 6028		\$57.00	\$129,702.27
31 Jul 2025	Auckland Pro AP 01/08 000136	\$900.00		\$128,802.27
31 Jul 2025	Interest		\$258.48	\$129,060.75
31 Jul 2025	Tax @ 28.00%	\$72.37		\$128,988.38
31 Jul 2025	Admin Fee	\$13.96		\$128,974.42
01 Aug 2025	6027		\$50.00	\$129,024.42
03 Aug 2025	5154 BC 468788 Hirst		\$63.25	\$129,087.67

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Client Name: OPERATING Chiefs Court (Cameron Park) - BC 468788
Client Known As: Chiefs Court
Client Account: 12-3111-0015890-37

Group Name: AUCKLAND PROPERTY MANAGEMENT LIMITED
Group Account: 12-3111-0005676-37

Date	Transaction	Withdrawal	Deposit	Balance
04 Aug 2025	Auckland Pro DE PAYMENT 000138	\$730.25		\$128,357.42
07 Aug 2025	5162 BC468788 Ram		\$170.00	\$128,527.42
07 Aug 2025	d &t chapman 6028		\$57.00	\$128,584.42
07 Aug 2025	Auckland Pro DE PAYMENT 000142	\$1,725.00		\$126,859.42
07 Aug 2025	Auckland Pro DE PAYMENT 000141	\$2,331.95		\$124,527.47
12 Aug 2025	05151 BC468788 Torrance		\$63.25	\$124,590.72
12 Aug 2025	5155 BC468788 BLACK		\$63.25	\$124,653.97
13 Aug 2025	S.Sdoeung BC468788 6015		\$100.00	\$124,753.97
13 Aug 2025	5152 468788 24 chiefs		\$63.25	\$124,817.22
13 Aug 2025	S.Sdoeung BC468788 6015		\$100.00	\$124,917.22
14 Aug 2025	5162 BC468788 Ram		\$170.00	\$125,087.22
14 Aug 2025	d &t chapman 6028		\$57.00	\$125,144.22
14 Aug 2025	Auckland Pro DE PAYMENT 000144	\$139.67		\$125,004.55
14 Aug 2025	22 Chiefs 5153		\$63.25	\$125,067.80
14 Aug 2025	6027		\$50.00	\$125,117.80
14 Aug 2025	6027		\$50.00	\$125,167.80
19 Aug 2025	Auckland Pro DD 20/08 000145	\$7,412.77		\$117,755.03
21 Aug 2025	BC 468788 DATT 6045		\$1,504.69	\$119,259.72
21 Aug 2025	5162 BC468788 Ram		\$170.00	\$119,429.72
21 Aug 2025	d &t chapman 6028		\$57.00	\$119,486.72
21 Aug 2025	S.Sdoeung BC468788		\$50.00	\$119,536.72
28 Aug 2025	5162 BC468788 Ram		\$170.00	\$119,706.72
28 Aug 2025	S.Sdoeung BC468788		\$50.00	\$119,756.72
28 Aug 2025	d &t chapman 6028		\$57.00	\$119,813.72
29 Aug 2025	Auckland Pro AP 01/09 000147	\$900.00		\$118,913.72
29 Aug 2025	Interest		\$225.67	\$119,139.39
29 Aug 2025	Tax @ 28.00%	\$63.18		\$119,076.21
29 Aug 2025	Admin Fee	\$12.19		\$119,064.02
01 Sep 2025	6027		\$100.00	\$119,164.02
02 Sep 2025	Auckland Pro DE PAYMENT 000148	\$4,787.00		\$114,377.02
04 Sep 2025	5162 BC468788 Ram		\$170.00	\$114,547.02
04 Sep 2025	S.Sdoeung BC468788		\$50.00	\$114,597.02
04 Sep 2025	d &t chapman 6028		\$57.00	\$114,654.02
04 Sep 2025	Auckland Pro DE PAYMENT 000150	\$171.62		\$114,482.40
11 Sep 2025	5162 BC468788 Ram		\$170.00	\$114,652.40
11 Sep 2025	S.Sdoeung BC468788		\$50.00	\$114,702.40
11 Sep 2025	d &t chapman 6028		\$57.00	\$114,759.40
12 Sep 2025	6027		\$100.00	\$114,859.40
18 Sep 2025	5162 BC468788 Ram		\$170.00	\$115,029.40
18 Sep 2025	S.Sdoeung BC468788		\$50.00	\$115,079.40
18 Sep 2025	d &t chapman 6028		\$57.00	\$115,136.40
19 Sep 2025	Auckland Pro DD 20/09 000151	\$7,412.77		\$107,723.63
25 Sep 2025	5162 BC468788 Ram		\$170.00	\$107,893.63
25 Sep 2025	S.Sdoeung BC468788		\$50.00	\$107,943.63
25 Sep 2025	d &t chapman 6028		\$57.00	\$108,000.63
30 Sep 2025	6027		\$100.00	\$108,100.63
30 Sep 2025	Auckland Pro AP 01/10 000152	\$900.00		\$107,200.63
30 Sep 2025	Interest		\$203.82	\$107,404.45

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Client Name:	OPERATING Chiefs Court (Cameron Park) - BC 468788	Group Name:	AUCKLAND PROPERTY MANAGEMENT LIMITED
Client Known As:	Chiefs Court	Group Account:	12-3111-0005676-37
Client Account:	12-3111-0015890-37		

Date	Transaction	Withdrawal	Deposit	Balance
30 Sep 2025	Tax @ 28.00%	\$57.06		\$107,347.39
30 Sep 2025	Admin Fee	\$11.01		\$107,336.38
02 Oct 2025	5162 BC468788 Ram		\$170.00	\$107,506.38
02 Oct 2025	S.Sdoeung BC468788		\$50.00	\$107,556.38
02 Oct 2025	d &t chapman 6028		\$57.00	\$107,613.38
02 Oct 2025	Auckland Pro DE PAYMENT 000153	\$126.50		\$107,486.88
09 Oct 2025	5162 BC468788 Ram		\$170.00	\$107,656.88
09 Oct 2025	S.Sdoeung BC468788		\$50.00	\$107,706.88
09 Oct 2025	d &t chapman 6028		\$57.00	\$107,763.88
09 Oct 2025	Auckland Pro DE PAYMENT 000155	\$158.28		\$107,605.60
16 Oct 2025	5162 BC468788 Ram		\$170.00	\$107,775.60
16 Oct 2025	S.Sdoeung BC468788		\$50.00	\$107,825.60
16 Oct 2025	d &t chapman 6028		\$57.00	\$107,882.60
17 Oct 2025	Auckland Pro DD 20/10 000156	\$7,412.77		\$100,469.83
23 Oct 2025	5162 BC468788 Ram		\$170.00	\$100,639.83
23 Oct 2025	S.Sdoeung BC468788		\$50.00	\$100,689.83
23 Oct 2025	d &t chapman 6028		\$57.00	\$100,746.83
28 Oct 2025	6027		\$100.00	\$100,846.83
30 Oct 2025	5162 BC468788 Ram		\$60.00	\$100,906.83
30 Oct 2025	S.Sdoeung BC468788		\$50.00	\$100,956.83
30 Oct 2025	d &t chapman 6028		\$57.00	\$101,013.83
30 Oct 2025	Transfer to 468788 Invest1 LTM	\$9,888.87		\$91,124.96
31 Oct 2025	Auckland Pro DE PAYMENT 000161	\$18,607.00		\$72,517.96
31 Oct 2025	Auckland Pro AP 01/11 000162	\$900.00		\$71,617.96
31 Oct 2025	6036 BC468788 Mushapayidzi		\$300.00	\$71,917.96
31 Oct 2025	Interest		\$179.29	\$72,097.25
31 Oct 2025	Tax @ 28.00%	\$50.20		\$72,047.05
31 Oct 2025	Admin Fee	\$9.68		\$72,037.37
31 Oct 2025	Closing Balance			\$72,037.37

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Line marking & Bollards: The repainting of line marking is still under action. Due to bad weather the work has been re-scheduled a number of times. The line marking contractor will also attend to repairing/replacing a 15km/h sign which has rusted through, plus three damaged bollards and the concrete they are affixed to.

House Washing: Green Agenda will be engaged to wash all house exteriors. Hoping to have this work scheduled for Dec-Jan.

Paint Repairs: As advised in the previous Body Corporate meeting, paint is flaking on some of the upper level window sills. The lower level window sills are brick so don't require paint. We have consulted with a number of contractors including an industrial abseiling company. The bulk of this work can be carried out from a Cherry picker or other suitable mobile EWP. Scaffold will be required in the courtyards and less accessible areas. Where the work being undertaken is over 5M, the scaffold will have to be erected by and signed off by certified scaffolders. This work is still outstanding.

Rubbish: As previously noted there is still the odd instance of rubbish being dumped at the collection point, mainly consisting of blaksaks, cardboard, and other random items. As a reminder any rubbish that is not placed in the approved bins will not be picked up via the weekly council collection, and has to be removed at a cost to the body corporate, which will be on-charged to the owner of the property if the rubbish is identified.

Graffiti: There have been two separate instances of graffiti appearing on the fence at the Cameron Road entrance. In each case approximately 2-3 square metres of fence were repainted to conceal the graffiti.

Grounds: Hedges & ornamental planting is well established, and pruning/trimming work needs to be carried out at a minimum twice a year considering the mild winters, and copious rainfall we have encountered over the last couple of winters. Hand weeding is carried out regularly through the year as required, and spraying will be undertaken during the next extended period of fine weather.

Gutters/downpipes: As previously noted we will continue to monitor the downpipe, gutter failure situation, and follow up repair work as required. If the failure rate increases sharply, we may have to consider replacing all downpipes a block at time. This year due to leaks we engaged a plumber to carry out the following repairs:

Replace broken downpipe bends outside CC63.

Replace broken downpipe bends on 3rd storey behind CC83, CC85.

TV Distribution Amplifier: Due to a loss of TV reception the Distribution Amplifier that services seven townhouses (CC18 to CC30) was found to be faulty and replaced.

Tow truck on call: We have finally secured the services of a reliable towing company, and have used them successfully to resolve parking issues. Existing signage will be updated to reflect the change of towing contractor. The police are notified of vehicle details when a removal is undertaken.

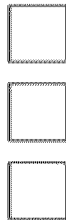
Body Corporate 468788

Chiefs Court
Cameron Street
Hamilton 3214

Annual Report
Including Long Term Maintenance Fund Projections
For 30 Year Period
Report Period: 01.11.2024 – 01.11.2025

Report No. 0057825-1

Report prepared on 27 March 2025



property reserve planning
& administration

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Introduction

What is a Long Term Maintenance Plan?

A Long-Term Maintenance Plan (LTMP) for a Body Corporate in New Zealand is a strategic document that helps manage and maintain common property, building elements and infrastructure of a body corporate over an extended period. It consists of two main parts:

1. **Physical Analysis:** This involves creating an inventory of common property components, building elements and infrastructure, assessing their current condition, estimating their remaining useful life, and projecting future repair or replacement costs.
2. **Financial Analysis:** This includes reviewing the current Long Term Maintenance Fund (LTMF) balance, annual contributions and developing a new funding plan to ensure that adequate funds are available for future maintenance needs.

Why do we require a Long Term Maintenance Plan?

- **Legal Compliance:** Assists the Body Corporate to meet its legal obligations under the UTA 2010 and UTAA 2022.
- **Value Maintenance:** Helps to increase the property's value by ensuring assets are well maintained.
- **Budgeting:** Provides a clear understanding of future expenses, allowing for better financial planning.
- **Planned Maintenance:** Facilitates methodical, scheduled maintenance, reducing the need for emergency repairs or deferred maintenance.
- **Fair Cost Distribution:** Ensures maintenance costs are shared equitably among owners.
- **Cost Predictability:** Minimizes the risk of unexpected, large expenses and special levies.

"An LTMP is not only a mandatory legal requirement in New Zealand, but an essential tool for effective bodies corporate management, providing a comprehensive approach to maintaining the property and managing the associated costs".

Current legislation

Introduction

The current unit titles law in New Zealand is governed primarily by the **Unit Titles Act 2010 (UTA 2010)** and its Unit Titles Amendment (**Strengthening Body Corporate Governance and Other Matters) Amendment Act 2022 (UTAA 2022)** which gained Royal assent on the 9th of May 2022 and came into force entirely on the second anniversary of the date of Royal assent (that being 9th May 2024).

The UTAA 2022 amends (and in some cases adds) additional requirements for long-term maintenance plans (LTMP) and long-term maintenance funds (LTMF). Some of the changes and additions will have an effect that both Bodies Corporate and LTMP suppliers will need to be aware of, noting updates to existing plans will be required, with most developments requiring new plans.

Following is a full list of the LTMP and LTMF requirements, regulations, amendments and additions to the UTA 2010 and UTAA 2022 with this summarised below.

What Has Changed?

An addition to Section 116 of the UTAA 2022 allows a Body Corporate to determine the level of funding they wish to hold in their fund (if one is established), whereas previously the UTA 2010 was silent on the ability of a Body Corporate to fund at a level not set in a LTMP.

Section 117 of the UTA 2010 previously allowed a Body Corporate to resolve by special resolution not to establish and maintain a long-term maintenance fund as a one-off resolution. An addition to Section 116 under the UTAA 2022 requires that decision to be reviewed annually and further clarifies that a Body Corporate can subsequently decide to establish a LTMF should they choose to do so.

The UTAA 2022 now differentiates between small (9 or less principal units) and large (10 or more principal units) developments. Large developments have special provisions that stipulate an LTMP must cover a period of at least 30 years from the date of the plan, or last review, with the term of review remaining at the three-year period.

A major difference in the UTAA 2022 for large developments requires that any matter that may have a material impact on the LTMP triggers a review of the plan as soon as practicable and a Body Corporate must (unless they resolve by special resolution not to do so), consult with building professionals or other suitably qualified professionals as it considers necessary or appropriate both when it develops a new plan or reviews an existing plan.

The UTAA 2022 also amends the regulations with the addition of the requirement to summarise the current state of the common property and state the sources of funding for the plan. The regulations further require a Body Corporate that has a LTMF to apply the amount each year to maintain the fund, less any amount previously applied to maintain any item.

A new regulation 30A is added for large unit title developments for the years 11 to 30, stating the estimated age and life expectancy of each item, as well as the estimated cost of maintenance and replacement and the amount the Body Corporate needs to determine to fund each year on the item is not applicable. Rather, for years 11 to 30 a large development must provide a high-level indication of the expected cost of maintenance and replacement of those items in the plan instead.

**Unit Titles Act & Unit Titles Regulations
Amendments & Additions**

*** UTAA 2022 Amendments and additions are in blue, with existing UTA 2010 requirements in black.*

Part 1: Amendments to Unit Titles Act 2010

116 Long-term Maintenance Plan

- 1) A body corporate must establish and regularly maintain a long-term maintenance plan.
- 2) A long-term maintenance plan must cover a period of at least 10 years from the date of the plan or the last review of the plan.
- 3) The purpose of a long-term maintenance plan is to—
 - a. identify future maintenance requirements and estimate the costs involved; and
 - b. support the establishment and management of the funds; and
 - c. provide a basis for the levying of owners of principal units; and
 - d. provide ongoing guidance to the body corporate to assist it in making its annual maintenance decisions.

117 Long-term Maintenance Fund

- a. The body corporate must establish and maintain a long-term maintenance fund unless the body corporate, by special resolution, decides not to establish a long-term maintenance fund.
- (1A) The body corporate may determine the level of funding to be held in the fund.
- (1B) If a body corporate has decided not to establish a fund, the body corporate—
 - (a) must review the decision annually; and
 - (b) may, by special resolution, decide to establish a fund.
- 2) The fund may only be applied towards spending relating to the long-term maintenance plan.
- 3) The body corporate must, by special resolution, approve any amount to be spent on any 1 maintenance item if the amount exceeds the amount specified for that item in the long term maintenance plan by more than 10%.

Part 2A: Special Provisions for Large Unit Title Developments

Large unit title development means a unit title development that includes 10 or more principal units

157C Additional requirements regarding long-term maintenance plans

- 1) The body corporate of a large unit title development must comply with all the requirements of this section.
- 2) The long-term maintenance plan for the body corporate must—
 - (a) cover a period of at least 30 years from the date of the plan or the last review of the plan; and
 - (b) comply with the requirements and include the matters prescribed by regulations.
- 3) Regulations may prescribe different requirements and matters to be included in a long-term maintenance plan for different parts of the period described in subsection (2)(a)
- 4) The long-term maintenance plan for the body corporate must be reviewed in accordance with this section every 3 years.
- 5) However, if the body corporate becomes aware of any matter that may have a material impact on the long-term maintenance plan, it must review the plan in accordance with this section as soon as practicable (and the date on which the review is conducted becomes the start date from which the next review cycle is calculated).
- 6) The body corporate must, unless it decides by special resolution not to do so, consult with the building professional or professionals, or other suitably qualified professional or professionals, it considers necessary or appropriate—
 - (a) when it develops the long-term maintenance plan; and
 - (b) when it reviews the plan.

Subpart 2 – Amendments to Unit Titles Regulations 2011

30 Long-term maintenance plans

- (1) A long-term maintenance plan must—
 - (a) cover—
 - (i) the common property, building elements, and infrastructure of the unit title development; and
 - (ii) any additional items that the body corporate has decided by ordinary resolution to include in the plan; and
 - (aa) summarise the current state of the common property; and
 - (b) identify those items that the body corporate may decide by ordinary resolution not to maintain for any period during the lifetime of the plan; and
 - (c) state the period covered by the plan; and
 - (d) state the estimated age and life expectancy of each item covered by the plan; and
 - (e) state the estimated cost of maintenance and replacement of each item covered by the plan; and
 - (f) state whether there is a long-term maintenance fund; and
 - (fa) state the sources of funding for the plan; and
 - (g) if there is a long-term maintenance fund, state the amount determined by the body corporate to be applied to maintain the fund each year; and
 - (h) state who has prepared the plan.
- (1A) A body corporate must apply the amount each year to maintain the fund that it has determined under subclause (1)(g), less any amount that has been applied to maintain any item in that year.
- (2) A body corporate must carry out a review of its plan at least once every 3 years.
- (3) Subject to subclause (2), a body corporate may carry out a review of its plan as frequently as it considers necessary.

30A Long-term maintenance plans for large unit title developments

- (1) This regulation applies to a long-term maintenance plan for a large unit title development.
- (2) Regulation 30(1)(d), (e), and (g) does not apply to a large unit title development's long term maintenance plan in respect of the period that is more than 10 years from the date of the plan or the last review of the plan (years 11 to 30).
- (3) A large unit title development's long-term maintenance plan must provide a high-level indication of the expected cost of maintenance and replacement of the items covered by the plan in respect of years 11 to 30

1. Executive Summary

Body Corporate 468788
Chiefs Court
Cameron Street
Hamilton 3214

Report period: 1 November 2024 through 1 November 2025.

The overall result of our recent visit to Chiefs Court and Long Term Maintenance Fund computation shows Body Corporate 468788 to have a significantly under funded status at 1%.

The results of the study are as follows:

Projected Starting LTMF Balance	\$7,560
Current Annual LTMF Contribution	\$28,000
Fully Funded Balance	\$865,799
Percent Funded	1%
Recommended LTMF Contribution for 2025	\$240,000
Recommended Special Assessments	\$0

Economic Factors

Net Annual Interest Rate	3.50%
Annual Inflation Rate	3.00%
GST Registered	No

Based on this financial information and the site inspection, our recommendation is to collect a Long Term Maintenance Fund contribution by levy this year of \$240,000 to cover planned expenditure. From 2026 the recommended contribution to be collected by levy is \$106,000.

We also recommend an increase in your annual Long Term Maintenance Fund contribution of 3% per annum. This will allow you to build up your Long Term Maintenance Fund at a steady rate and achieve our funding goal of 74% funded within the study period.

1.1 Component Inventory

Component	Quantity	Life	Age	Rem Life	Cost/unit	Total Cost
Grounds						
Asphalt - Repairs	1	10	4	6	\$3,450	\$3,450
Asphalt - Replace	1	40	14	26	\$74,750	\$74,750
Concrete & Kerbing - Repairs	1	10	4	6	\$5,750	\$5,750
Speed Bumps	1	25	14	11	\$2,300	\$2,300
Painted Line Markings	1	3	3	0	\$6,037	\$6,037
Street Lighting	1	10	4	6	\$7,475	\$7,475
Fencing - Repairs	1	10	4	6	\$2,875	\$2,875
Fencing - Replace	1	40	14	26	\$69,000	\$69,000
Fencing - Paint	1	6	2	4	\$2,760	\$2,760
Bollards - Repair	1	10	4	6	\$1,150	\$1,150
Services Allowance	1	1	1	0	\$11,500	\$11,500
Subtotal						\$187,047
Building Exterior						
Roofing - Repairs	1	5	4	1	\$17,250	\$17,250
Roofing - Replace	1	40	14	26	\$1,569,750	\$1,569,750
Cladding - Repairs	1	12	12	0	\$17,250	\$17,250
Exterior Painting	1	12	12	0	\$207,000	\$207,000
Subtotal						\$1,811,250
Total						\$1,998,297

Table 1

2. Objectives and Methodology

The objective of our Long Term Maintenance Plan is to assess the strength of the organizations Long Term Maintenance Fund and to put in place an adequate Long-Term Funding Plan to assure the financial stability of this fund against all future expenditure.

As explained earlier there are two parts to the Long Term Maintenance Plan, the Physical Analysis and the Financial Analysis. The first step in our Long Term Maintenance Plan is to perform the Physical Analysis and create our Component Inventory.

Generating the component inventory.

To enable us to create an accurate Long Term Maintenance Plan we need to have a clear outline of exactly what constitutes the Common Areas of the property. The Body Corporate should have detailed documentation of all common areas and their specific assets.

The next step is to decide what components represent the major predictable expenses that will be included in our Long Term Maintenance Plan. Generally speaking the main criteria for such inclusion are cost and frequency of replacement. Any components with a Useful Life of one year or less should probably be included in the operating budget.

At the other extreme, components that do not require repair or replacement within the next 30 years should be excluded, as it would be premature to begin saving for that purpose. In addition, components whose cost is below a certain threshold (such as \$1000) might be better suited for the operating budget.

Quantifying the component inventory

Once the specific components have been added to the inventory, the actual size and number of each component is quantified. For most components this will simply be a case of counting the number of each specific sized component, such as streetlights. For other components such as roads, curbing and roofing etc it will mean measuring and calculating the area as meters squared or lineal meters.

Often development plans can be helpful for this process but when an initial Long Term Maintenance Plan is conducted for the property, it is essential that each component be visually inspected. This inspection will also reveal the quality of the component.

Determining the expected life of components

The useful life of a component is defined as the approximate time it is designed to serve its intended purpose. All components within this Long Term Maintenance Plan were professionally analysed and surveyed throughout New Zealand using industry references from a range of major suppliers. Then an average of best and worst case was given to each component. Although this plays a major role within our Long Term Maintenance Plan we are more interested in the Remaining Useful Life of the components. Generally the Remaining Useful Life of a component is equal to the overall life less its age (time spent in service).

However this is not always the case, as other factors must be taken into consideration. Such factors may include components quality, exposure to the weather and the rate of wear and tear it is subjected to. Bearing in mind these factors our experienced and knowledgeable Analyst's should be able to accurately estimate the Remaining Useful Life of each component.

Also as poor maintenance plays a big role in components lives reducing faster than expected. It should be noted that where components are ageing faster than expected due to poor maintenance that the Body Corporate take immediate action to rectify this process.

Determining the estimated cost of components

There are several ways to determine replacement costs. The most accurate method is the actual cost to repair or replace the component. These repair and replacement costs will often be documented within the organizations accounts (or may be available from similar organizations).

However as a platform we continually update our database from manufacturers, costing manuals, local vendors and developers. If an accurate figure cannot be placed on a component an average of the best and worst case scenario is used.

For components where a specific expertise is required such as lift repair a qualified technician will be employed to assess the required repair costs and remaining useful life.

Determining the required amount of funds

Although it is possible to view the balance of your Long Term Maintenance Fund as a dollar value, the only real measure of a Long Term Maintenance Fund Balance is as a percentage. Therefore your Long Term Maintenance Fund is measured as 'Percent Funded'.

Your Percentage Funded is calculated by dividing your Long Term Maintenance Fund Balance by your 'Fully Funded Balance' (FFB).

Your Fully Funded Balance or FFB is the total accrued balance of the deteriorated portion of all the common area components. (See table 'Fully Funded Balance breakdown for current year').

Creating a funding goal

There are three basic funding goals that we can choose from:

- Full Funding
- Baseline Funding
- Threshold Funding

Full Funding is when the property owners aim to become Fully Funded within the study period (LTMF Balance equals Fully Funded Balance) or more quickly if cash flow permits.

When corporate bodies become Fully Funded (at or near 100%) they are essentially taking responsibility to replace the deteriorated portion of all components as they accrue. As we believe Full Funding to be the fiscally responsible choice, we advise all clients to aim towards eventually becoming Fully Funded.

Baseline Funding is essentially having the bare minimum. Although this method budgets to replace all components as necessary, without the LTMF Balance becoming completely depleted, it leaves absolutely no room for error. Corporate Bodies choosing this method must understand that even minor reductions in a components remaining life or a slight over spend will result in a cash deficit and or special assessment.

Threshold Funding is based on the Baseline-Funding concept, however a predetermined cash amount or funding percentage is chosen. Threshold funding allows corporate bodies to customize their funding goals to suit. For example we may aim to have a LTMF Balance minimum of \$10,000 at all times.

No matter which funding goal we eventually choose we still need to establish how our annual contributions to the Long Term Maintenance Fund will occur. Ultimately we need to have sufficient reserves in place to carry out maintenance as required. From experience we know that fiscally responsible corporate bodies will aim at becoming Fully Funded over the study period. Set a stable contribution rate and try to avoid unplanned special assessments where possible.

3. Site inspection

Date of inspection: 29th January 2025

Surveyed by: Duncan Ashford

Brief Description

The townhouse complex known as Chiefs Court, located at Chiefs Court off Cameron Road, Hamilton East was constructed in two stages circa 2009-2010 and comprises of 59 residential units of two and three stories, over a total of nine blocks. Access is via Cameron Road.

Construction of the development comprises concrete foundations, concrete block and brick construction to ground floor levels, with timber framing and timber weatherboard cladding to upper levels, aluminium joinery and profiled longrun roofing sheets.

Condition Summary

The complex currently presents in a serviceable condition for its age and appears well managed. It will however require ongoing preventative and cyclical maintenance to maintain both in the short and long-term. The complex has not yet been painted since new and is due now for this to be completed. We have adjusted the paint cycle to 12 yearly and highly recommend this is the maximum time between paint cycles. The roofing has been included in the LTMP for replacement at year 40. As the units are attached this is a mandatory requirement under the Unit Titles Act.

For a full description of the condition and maintenance requirements of each individual component please refer to the surveyor's spreadsheet at the back of this report.

Please note this report is not a weathertightness report and no weathertightness inspections or testing was carried out as part of our scope of work in preparing this LTMP.

4. Projected Expenses

The figure below shows the projected Annual Long Term Maintenance Fund expenses for your organization. The expenses have been projected into the future using the current inflation rate shown in the executive summary. As with all projections this is an estimate of your annual expenses, as some projects may not take place as anticipated.

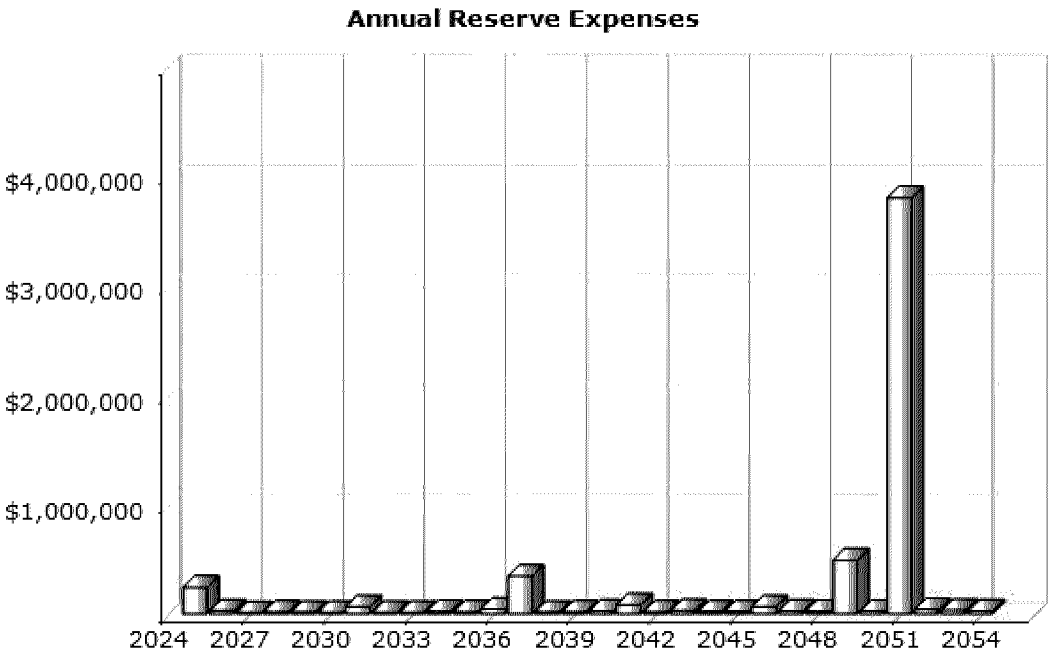


Figure 1

A detailed breakdown of these expenses is shown in Table 4.

5. Long Term Maintenance Fund Status

The results of our financial analysis show your projected Long Term Maintenance Fund Balance at the start of the fiscal year to be \$7,560.

Your Fully Funded ideal Long Term Maintenance Fund Balance for the year is calculated at \$865,799. This represents the deteriorated portion of the value of your components.

In comparing the projected Long Term Maintenance Fund balance to your Fully Funded Balance, we calculate the body corporate Long Term Maintenance Fund to be 1% funded.

The table on the next page shows a detailed breakdown of your Fully Funded Balance for 2025.

5.1 Fully Funded Balance

Breakdown for Current Year (2025)

Component	Life	Age	Total Cost	FFB
Grounds				
Asphalt - Repairs	10	4	\$3,450	\$1,380
Asphalt - Replace	40	14	\$74,750	\$26,162
Concrete & Kerbing - Repairs	10	4	\$5,750	\$2,300
Speed Bumps	25	14	\$2,300	\$1,288
Painted Line Markings	3	3	\$6,037	\$6,037
Street Lighting	10	4	\$7,475	\$2,990
Fencing - Repairs	10	4	\$2,875	\$1,150
Fencing - Replace	40	14	\$69,000	\$24,150
Fencing - Paint	6	2	\$2,760	\$920
Bollards - Repair	10	4	\$1,150	\$460
Services Allowance	1	1	\$11,500	\$11,500
Subtotal			\$187,047	\$78,337
Building Exterior				
Roofing - Repairs	5	4	\$17,250	\$13,800
Roofing - Replace	40	14	\$1,569,750	\$549,412
Cladding - Repairs	12	12	\$17,250	\$17,250
Exterior Painting	12	12	\$207,000	\$207,000
Subtotal			\$1,811,250	\$787,462
Total			\$1,998,297	\$865,799

Table 2

6. Recommended funding plan

In order to establish our recommended funding plan the following criteria were evaluated and various contribution rates were tested. These criteria included setting an equitable spread of the contribution load over current and future owners, with the view of ultimately becoming Fully Funded within the study period.

As a result, given your annual cash flow requirements and your current percent funded, we are recommending a Long Term Maintenance Fund contribution collected by levy of \$240,000 this fiscal year to cover planned expenditure. From 2026 the recommended contribution to be collected by levy is \$106,000.

This represents the initial contribution of your multi year funding plan and nominal increases of 3% should be added annually to account for our inflationary environment.

Our recommended multi-year Funding Plan is shown below. Note the annual increase of 3% per annum to contributions.

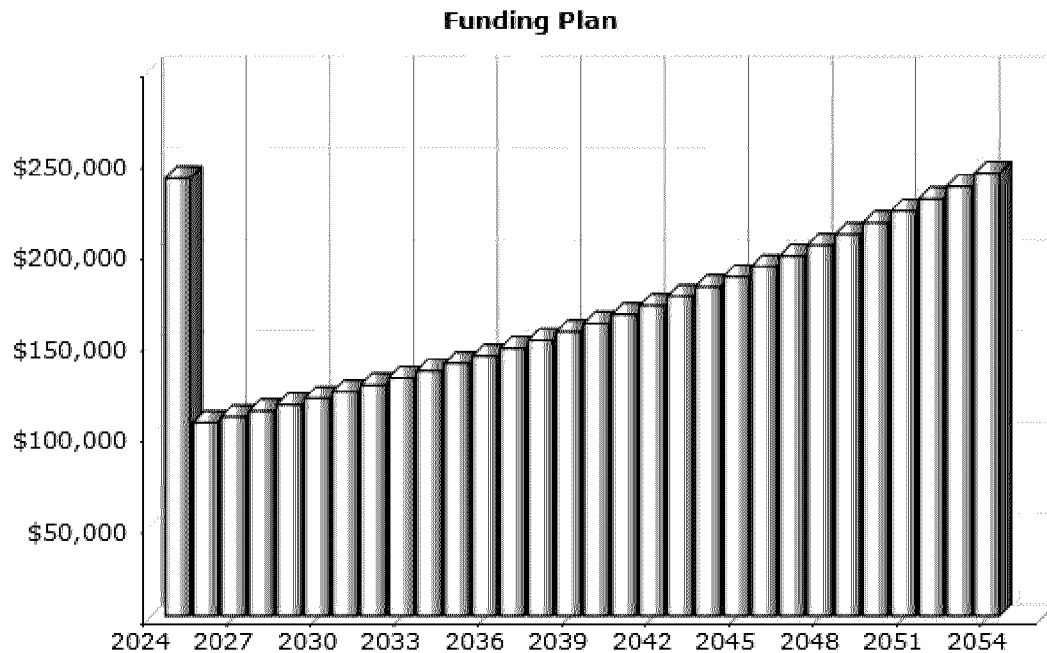


Figure 2

Annual Cash Flow (Period)

Shown below is the projected effect of our proposed funding plan. It compares your Annual Cash Flow Balance to your required Fully Funded Balance. As this projection accounts for an inflation factor approaching years may seem high, however it clearly shows your Long Term Maintenance Fund progressively drawing closer to your Fully Funded Balance over the study period.

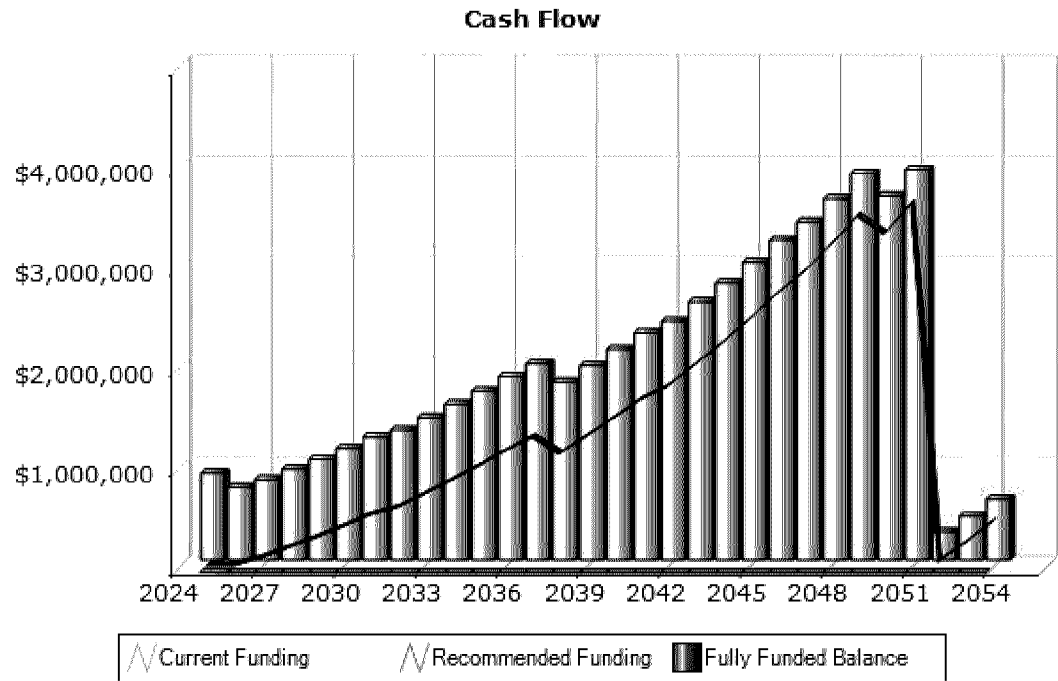


Figure 3

Percentage Funded

As mentioned earlier, the only real measure of your Long Term Maintenance Fund Balance is expressed as a percentage. Shown below is your projected Long Term Maintenance Fund Balance compared to your ideal Fully Funded Balance of 100%. This demonstrates how your Long Term Maintenance Fund gradually achieves your funding goal within the period.

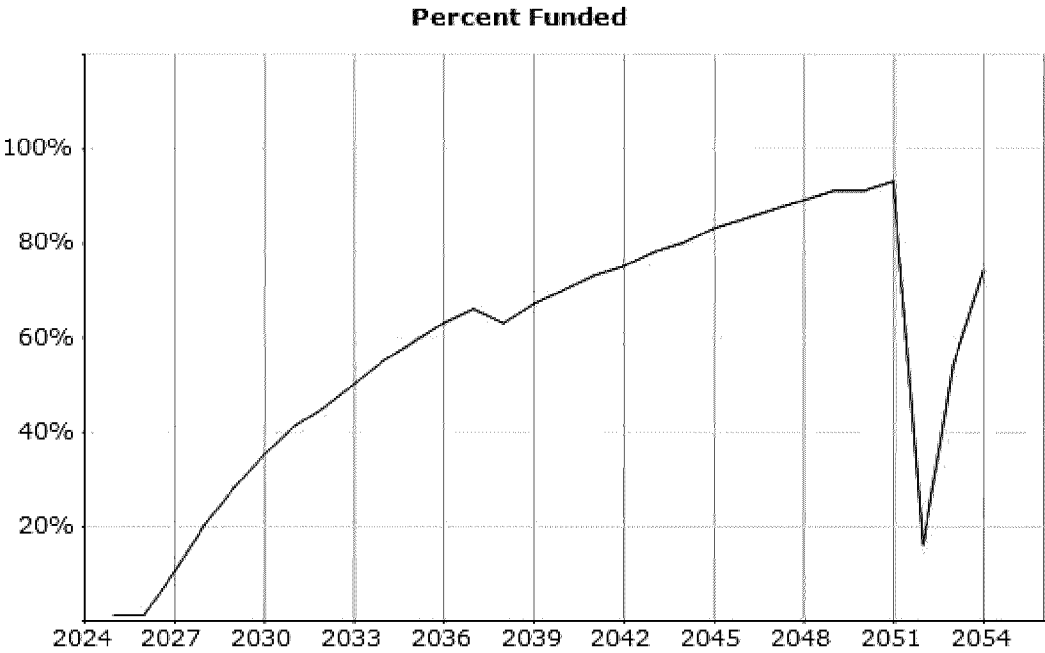


Figure 4

7. Long Term Maintenance Plan Summary

[30] Year Period

YEAR	PROJECTED LTMF BALANCE	ANNUAL LTMF CONTRIB.	INTEREST	SPECIAL ASSESS.	FULLY FUNDED BALANCE	PERCENT FUNDED	LTMF EXPENSES
2025	\$7,560	\$240,000	\$0		\$865,799	1%	\$241,787
2026	\$5,773	\$106,000	\$0		\$726,277	1%	\$29,613
2027	\$82,160	\$109,180	\$2,449		\$803,613	10%	\$12,200
2028	\$181,589	\$112,455	\$5,685		\$903,783	20%	\$19,163
2029	\$280,566	\$115,829	\$9,258		\$1,002,449	28%	\$16,049
2030	\$389,604	\$119,304	\$13,170		\$1,110,017	35%	\$13,331
2031	\$508,747	\$122,883	\$15,487		\$1,226,438	41%	\$66,256
2032	\$580,861	\$126,569	\$19,835		\$1,294,742	45%	\$14,143
2033	\$713,122	\$130,366	\$24,449		\$1,421,761	50%	\$14,567
2034	\$853,370	\$134,277	\$29,067		\$1,555,238	55%	\$22,881
2035	\$993,833	\$138,305	\$34,113		\$1,687,331	59%	\$19,163
2036	\$1,147,088	\$142,454	\$38,644		\$1,830,488	63%	\$42,979
2037	\$1,285,207	\$146,728	\$32,917		\$1,956,774	66%	\$344,729
2038	\$1,120,123	\$151,130	\$38,613		\$1,779,518	63%	\$16,888
2039	\$1,292,978	\$155,664	\$44,645		\$1,938,193	67%	\$17,395
2040	\$1,475,892	\$160,334	\$50,700		\$2,104,789	70%	\$27,322
2041	\$1,659,604	\$165,144	\$55,154		\$2,269,949	73%	\$83,782
2042	\$1,796,120	\$170,098	\$62,199		\$2,385,813	75%	\$19,009
2043	\$2,009,408	\$175,201	\$69,284		\$2,575,893	78%	\$29,856
2044	\$2,224,037	\$180,457	\$77,135		\$2,764,643	80%	\$20,166
2045	\$2,461,463	\$185,871	\$85,424		\$2,973,305	83%	\$20,771
2046	\$2,711,987	\$191,447	\$92,655		\$3,191,997	85%	\$64,713
2047	\$2,931,376	\$197,190	\$101,642		\$3,376,518	87%	\$27,325
2048	\$3,202,883	\$203,106	\$111,307		\$3,609,746	89%	\$22,697
2049	\$3,494,599	\$209,199	\$105,108		\$3,859,535	91%	\$491,501
2050	\$3,317,405	\$215,475	\$115,266		\$3,638,902	91%	\$24,079
2051	\$3,624,067	\$221,939	\$0		\$3,898,187	93%	\$3,801,964
2052	\$44,042	\$228,597	\$178		\$279,274	16%	\$38,954
2053	\$233,863	\$235,455	\$7,043		\$433,104	54%	\$32,626
2054	\$443,735	\$242,519	\$14,582		\$603,632	74%	\$27,100

Table 3

8. Annual Long Term Maintenance Plan Detail

[30] Year Period

	2025	2026	2027	2028	2029
Opening LTMF Balance	\$7,560	\$5,773	\$82,160	\$181,589	\$280,566
Annual LTMF Contribution	\$240,000	\$106,000	\$109,180	\$112,455	\$115,829
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$2,449	\$5,685	\$9,258
Subtotal	\$247,560	\$111,773	\$193,789	\$299,729	\$405,653
Building Exterior					
Roofing - Repairs		\$17,768			
Roofing - Replace					
Cladding - Repairs	\$17,250				
Exterior Painting	\$207,000				
Subtotal	\$224,250	\$17,768	\$0	\$0	\$0
Grounds					
Asphalt - Repairs					
Asphalt - Replace					
Concrete & Kerbing - Repairs					
Speed Bumps					
Painted Line Markings	\$6,037			\$6,597	
Street Lighting					
Fencing - Repairs					
Fencing - Replace					
Fencing - Paint					\$3,106
Bollards - Repair					
Services Allowance	\$11,500	\$11,845	\$12,200	\$12,566	\$12,943
Subtotal	\$17,537	\$11,845	\$12,200	\$19,163	\$16,049
Total	\$241,787	\$29,613	\$12,200	\$19,163	\$16,049
Closing LTMF Balance	\$5,773	\$82,160	\$181,589	\$280,566	\$389,604

Property Reserve Planning & Administration

	2030	2031	2032	2033	2034
Opening LTMF Balance	\$389,604	\$508,747	\$580,861	\$713,122	\$853,370
Annual LTMF Contribution	\$119,304	\$122,883	\$126,569	\$130,366	\$134,277
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$13,170	\$15,487	\$19,835	\$24,449	\$29,067
Subtotal	\$522,078	\$647,117	\$727,265	\$867,937	\$1,016,714
Building Exterior					
Roofing - Repairs		\$20,598			
Roofing - Replace					
Cladding - Repairs					
Exterior Painting					
Subtotal	\$0	\$20,598	\$0	\$0	\$0
Grounds					
Asphalt - Repairs		\$4,121			
Asphalt - Replace					
Concrete & Kerbing - Repairs		\$6,865			
Speed Bumps					
Painted Line Markings		\$7,209			\$7,877
Street Lighting		\$8,925			
Fencing - Repairs		\$3,433			
Fencing - Replace					
Fencing - Paint					
Bollards - Repair		\$1,374			
Services Allowance	\$13,331	\$13,731	\$14,143	\$14,567	\$15,004
Subtotal	\$13,331	\$45,658	\$14,143	\$14,567	\$22,881
Total	\$13,331	\$66,256	\$14,143	\$14,567	\$22,881
Closing LTMF Balance	\$508,747	\$580,861	\$713,122	\$853,370	\$993,833

Property Reserve Planning & Administration

	2035	2036	2037	2038	2039
Opening LTMF Balance	\$993,833	\$1,147,088	\$1,285,207	\$1,120,123	\$1,292,978
Annual LTMF Contribution	\$138,305	\$142,454	\$146,728	\$151,130	\$155,664
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$34,113	\$38,644	\$32,917	\$38,613	\$44,645
Subtotal	\$1,166,251	\$1,328,186	\$1,464,852	\$1,309,866	\$1,493,287
Building Exterior					
Roofing - Repairs		\$23,878			
Roofing - Replace					
Cladding - Repairs			\$24,594		
Exterior Painting			\$295,132		
Subtotal	\$0	\$23,878	\$319,726	\$0	\$0
Grounds					
Asphalt - Repairs					
Asphalt - Replace					
Concrete & Kerbing - Repairs					
Speed Bumps		\$3,183			
Painted Line Markings			\$8,607		
Street Lighting					
Fencing - Repairs					
Fencing - Replace					
Fencing - Paint	\$3,709				
Bollards - Repair					
Services Allowance	\$15,454	\$15,918	\$16,396	\$16,888	\$17,395
Subtotal	\$19,163	\$19,101	\$25,003	\$16,888	\$17,395
Total	\$19,163	\$42,979	\$344,729	\$16,888	\$17,395
Closing LTMF Balance	\$1,147,088	\$1,285,207	\$1,120,123	\$1,292,978	\$1,475,892

Property Reserve Planning & Administration

	2040	2041	2042	2043	2044
Opening LTMF Balance	\$1,475,892	\$1,659,604	\$1,796,120	\$2,009,408	\$2,224,037
Annual LTMF Contribution	\$160,334	\$165,144	\$170,098	\$175,201	\$180,457
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$50,700	\$55,154	\$62,199	\$69,284	\$77,135
Subtotal	\$1,686,926	\$1,879,902	\$2,028,417	\$2,253,893	\$2,481,629
Building Exterior					
Roofing - Repairs		\$27,681			
Roofing - Replace					
Cladding - Repairs					
Exterior Painting					
Subtotal	\$0	\$27,681	\$0	\$0	\$0
Grounds					
Asphalt - Repairs		\$5,538			
Asphalt - Replace					
Concrete & Kerbing - Repairs		\$9,226			
Speed Bumps					
Painted Line Markings	\$9,405			\$10,277	
Street Lighting		\$11,994			
Fencing - Repairs		\$4,613			
Fencing - Replace					
Fencing - Paint		\$4,429			
Bollards - Repair		\$1,846			
Services Allowance	\$17,917	\$18,455	\$19,009	\$19,579	\$20,166
Subtotal	\$27,322	\$56,101	\$19,009	\$29,856	\$20,166
Total	\$27,322	\$83,782	\$19,009	\$29,856	\$20,166
Closing LTMF Balance	\$1,659,604	\$1,796,120	\$2,009,408	\$2,224,037	\$2,461,463

Property Reserve Planning & Administration

	2045	2046	2047	2048	2049
Opening LTMF Balance	\$2,461,463	\$2,711,987	\$2,931,376	\$3,202,883	\$3,494,599
Annual LTMF Contribution	\$185,871	\$191,447	\$197,190	\$203,106	\$209,199
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$85,424	\$92,655	\$101,642	\$111,307	\$105,108
Subtotal	\$2,732,758	\$2,996,089	\$3,230,208	\$3,517,296	\$3,808,906
Building Exterior					
Roofing - Repairs		\$32,089			
Roofing - Replace					
Cladding - Repairs					\$35,065
Exterior Painting					\$420,787
Subtotal	\$0	\$32,089	\$0	\$0	\$455,852
Grounds					
Asphalt - Repairs					
Asphalt - Replace					
Concrete & Kerbing - Repairs					
Speed Bumps					
Painted Line Markings		\$11,230			\$12,271
Street Lighting					
Fencing - Repairs					
Fencing - Replace					
Fencing - Paint			\$5,289		
Bollards - Repair					
Services Allowance	\$20,771	\$21,394	\$22,036	\$22,697	\$23,378
Subtotal	\$20,771	\$32,624	\$27,325	\$22,697	\$35,649
Total	\$20,771	\$64,713	\$27,325	\$22,697	\$491,501
Closing LTMF Balance	\$2,711,987	\$2,931,376	\$3,202,883	\$3,494,599	\$3,817,405

Property Reserve Planning & Administration

	2050	2051	2052	2053	2054
Opening LTMF Balance	\$3,317,405	\$3,624,067	\$44,042	\$233,863	\$443,735
Annual LTMF Contribution	\$215,475	\$221,939	\$228,597	\$235,455	\$242,519
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$115,266	\$0	\$178	\$7,043	\$14,582
Subtotal	\$3,648,146	\$3,846,006	\$272,817	\$476,361	\$700,836
Building Exterior					
Roofing - Repairs		\$37,201			
Roofing - Replace		\$3,385,308			
Cladding - Repairs					
Exterior Painting					
Subtotal	\$0	\$3,422,509	\$0	\$0	\$0
Grounds					
Asphalt - Repairs		\$7,442			
Asphalt - Replace		\$161,207			
Concrete & Kerbing - Repairs		\$12,400			
Speed Bumps					
Painted Line Markings			\$13,409		
Street Lighting		\$16,121			
Fencing - Repairs		\$6,199			
Fencing - Replace		\$148,805			
Fencing - Paint				\$6,315	
Bollards - Repair		\$2,480			
Services Allowance	\$24,079	\$24,801	\$25,545	\$26,311	\$27,100
Subtotal	\$24,079	\$379,455	\$38,954	\$32,626	\$27,100
Total	\$24,079	\$3,801,964	\$38,954	\$32,626	\$27,100
Closing LTMF Balance	\$3,624,067	\$44,042	\$233,863	\$443,735	\$673,736

DISCLOSURES, ACCURACY & LIMITATIONS

Long Term Maintenance Plans prepared by Property Planning & Administration Limited ("the Company" and "we") are prepared with the greatest of care utilising the information you have given to the company and utilising a wealth of experience and up to date formulae and known issues and developments within the industry. We do not however have any control over future events and cannot therefore fully predict that all the events we anticipate will occur as planned or that events that are not anticipated will not occur.

We have endeavoured to take into account future economic possibilities and where relevant have made reasonable estimates for them rather than ignore them. For example we anticipate that inflationary trends will continue and that financial institutions will provide interest earnings on funds on deposit. What we can control are measurements and we have attempted to establish them within 5% accuracy. We have relied on figures that you have given us such as your LTMF Balance (or projected LTMF Balance) and current interest as being accurate without independent research. We have assumed in our predictions a stable economic environment without terrorist or civil disturbance or natural disasters. Due to the increasing possibilities of inaccuracy of predictions which are given too far into the future due to changes such as changes in the legislative and regulatory environment, changes in the economic environment in the wider community, changes in the physical and financial status of the Body Corporate, changes in expectations of the owners and occupiers, the Long Term Maintenance Plan is essentially a "one year" document which should be updated annually as part of an ongoing Long Term Maintenance Plan Update programme. Given the relatively long anticipated life of the building and the anticipated useful life of component parts of the building the Long Term Maintenance Plan will however indicate long term anticipated expenses over the ensuing 30 years but we fully expect that such long term anticipated expenses will require a number of adjustments in the intervening years as to both the actual cost and the timing of such expenditure. It is the recommendation of the Company and relevant industry professionals (Body Corporate Administrators, Chartered Accountants and Actuaries) that your Long Term Maintenance Plan be updated annually.

The Company and its employees are independent of the client and other than this Long Term Maintenance Plan engagement has no ownership, management or other business relationship with you, the Client.

There are no material issues known to the Company that have not been disclosed to you which would affect the decision of the Body Corporate to engage the Company

The Company has relied on your providing us with you current or projected LTMF Balance, the estimated net-after-tax current rate of interest earnings and to indicate if those earnings accrue to the Long Term Maintenance Fund and has considered such representations by you to be accurate and reliable. Where you have made any physical assessments in relation to the property and attended to your own measurements and supplied us with such information we have relied upon such physical assessments and measurements supplied by you as being accurate. We also have considered that representations made by vendors and suppliers of goods and services to be accurate and reliable.

We refer you not only to the body of the report but also to any "Site Inspection Notes" for comments.

No destructive or intrusive testing at the site has been done and no aspect of the Long Term Maintenance Plan Report should be taken as a building report, valuation report or anything other than reflecting a site inspection for budget preparation purposes.

LIMITATIONS OF REPORT – Building Surveys

Introduction

This document is to be read in conjunction with Property Reserve Planning Limited's letter, which confirms details of the survey being completed, the fees applicable and any appointment of sub-consultants.

Scope of Inspection

The inspection of the property will be visual and non-intrusive. We do not inspect parts of a property or services which are built in, covered up or otherwise inaccessible. We are unable to report that any such parts of a property are free from corrosion, rot or other defects.

Notwithstanding this, we make recommendations for further investigation, opening up and testing to establish the condition of concealed building elements. The implementation of further investigation will be subject to additional fees unless otherwise indicated.

Unless specifically instructed, we do not inspect or test any mechanical, heating, electrical, water or drainage installations. Where appropriate we will make recommendations in relation to the completion of specialist inspections by professional engineers.

The presence of impurities in glazing (e.g. Nickel sulphide), which can cause spontaneous fracture cannot be confirmed.

Items regarded as tenant fixtures or fittings are excluded from our inspection and report.

Deleterious Materials

We will advise if there is a significant possibility that deleterious and / or hazardous materials exist at the property. Unless otherwise instructed, we do not undertake or commission specialist inspection or testing to confirm the extent and / or precise nature of any deleterious or hazardous materials present.

Site Contamination / Environmental Inspection

Whilst we may comment on the possible existence of contamination and / or pollution on the site, our report does not constitute an environmental audit or survey. Nothing contained within our report should be treated as a statement regarding the presence of any contamination, pollution or flooding issues or risks, or that the property or any process carried out thereon complies with existing or proposed environmental legislation or best practice. We are able to comment on the energy performance of buildings, if specifically instructed to do so. An appropriate level of environmental survey by specialists is recommended. Low frequency electronic fields; electro-magnetic radiation, toxic mould or other similar issues will not normally be commented on.

No searches are made, unless specified, to establish that a property is not likely to be affected by subsidence as a result of mining or tunnelling operations. Unless specifically indicated, mining, geological and soil investigation reports are not undertaken.

Compliance

We undertake a general review of the state of compliance with statutory requirements such as the Building Act and New Zealand Building Code. Our report will contain observations and opinions of a general nature only. If specifically instructed, we are able to complete a more in depth study and risk assessment, subject to agreement of an additional fee.

We assume that, unless otherwise stated, all necessary permanent planning and other consents, approvals and permissions have been obtained.

Title

We do not ascertain information in respect to neighbour disputes or claims. We may, if appropriate, comment on major risks relating to rights of way noted during the course of our inspection. Such comments are not exhaustive and separate legal advice in relation to all matters of title and legal documentation, including easements and rights is strongly recommended.

Costings

We will provide advice on the likely budget costs associated with items contained in our report. These are provided for guidance and are not based on contractor's estimates. Unless otherwise stated, figures exclude professional fees and GST and do not allow for future inflation.

Reinstatement Cost Assessment

Where requested, we can provide a reinstatement costs assessment for insurance purposes, for guidance purposes only. Unless otherwise agreed, this will be based on agent's information and we do not undertake our own measurements on site. We are able to complete a full reinstatement valuation if required, subject to a separate fee.

Reproduction and Use

Property Reserve Planning reports are for the use of the party to whom they are addressed and are to be used only for the purposes for which they are prepared, in line with the instructions received. Disclosure to other professional advisors is permitted where this relates to a similar purpose. No responsibility is assumed or implied to any third party for the whole or any part of the contents.

Neither the whole nor any part of the report or any reference thereto, may be published in any form without the express written approval of Property Reserve Planning Limited.

The client will place no reliance in any draft reports and / or incomplete documents and verbal advice.

Property Reserve Planning
& Administration Ltd

27 March 2025

Priority

- 1 Urgent / Essential.** Works needed as a result of current or predicted failure, or to ensure the health & safety of building occupants and users - including work to prevent serious disruption of building activities.
- 2 Routine Maintenance / Preferable.** Works required to ensure effective operation of the asset. Normally affect the operational capacity of the building, are likely to lead to serious deterioration and higher future costs of repair if deferred.
- 3 Cosmetic / Desirable.** Works that could arise and are subject to standard of maintenance. Works can be deferred without seriously disrupting the function of the building and are desirable to maintain the environmental quality of the asset and its surroundings.

Item	ID	Element / Location	Inspection comments	Action required	Qty	Unit	Element	Age	Expected Life	Remaining Life	Priority	H&S Item (X) Compliance	Unit Cost	Current Cost (Inc. GST)
1		Grounds												
1.1		Asphalt - Repairs			1	Item	4	10	6				\$3,450	\$3,450
1		Asphaltic concrete to driveway areas.	Currently in a serviceable condition	Allow for periodic patch repairs as required.	1	No	4	10	6	2			\$3,000	\$3,450
1.2		Asphalt - Replace			1	Item	14	40	26				\$74,750	\$74,750
1		Asphaltic concrete to driveway areas.	Currently in a serviceable condition	Allow to cut out and patch repair base course as required then overlay a new 40mm layer of asphalt. Includes lifting drains.	1	No	14	40	26	2			\$65,000	\$74,750
1.3		Concrete & Kerbing - Repairs			1	Item	4	10	6				\$5,750	\$5,750
1		Concrete driveway and parking areas, plus kerb and channel.	Currently in a serviceable condition	Allow for periodic patch repairs as required.	1	No	4	10	6	2			\$5,000	\$5,750
1.4		Speed Bumps			1	Item	14	25	11				\$2,300	\$2,300
1		Rubber speed bumps to vehicle entrance.	Currently in a serviceable condition	Allow to replace at end of serviceable life.	1	No	14	25	11	2			\$2,000	\$2,300
1.5		Painted Line Markings			1	Item	3	3	0				\$6,038	\$6,038
1		Painted car park and driveway line markings.	Currently in poor condition	Allow for regular repainting of line markings as required.	1	No	3	3	0	2			\$5,250	\$6,038
1.6		Street Lighting			1	Item	4	10	6				\$7,475	\$7,475
1		Poled street lighting x 7.	Not going during our inspection but assumed currently in a serviceable condition	Allow to replace light heads at end of serviceable life, with LED and allowance for pole repairs or part replacement as required.	1	No	4	10	6	2			\$6,500	\$7,475
1.7		Fencing - Repairs			1	Item	4	10	6				\$2,875	\$2,875
1		Timber post and rail boundary fence to sides and rear boundary, plus entrance.	Currently in a fair and serviceable condition	Allow for periodic repairs as required.	1	No	4	10	6	2			\$2,500	\$2,875
1.8		Fencing - Replace			1	Item	14	40	26				\$69,000	\$69,000
1		Timber post and rail boundary fence to sides and rear boundary, plus entrance.	Currently in a fair and serviceable condition	Allow to replace at end of serviceable life.	1	No	14	40	26	2			\$60,000	\$69,000
1.9		Fencing - Paint			1	Item	2	6	4				\$2,760	\$2,760
1		Timber post and rail fence to entrance.	Currently in a serviceable condition	Allow to repaint with anti-graffiti paint as required.	1	No	2	6	4	2			\$2,400	\$2,760
1.10		Bollards - Repair			1	Item	4	10	6				\$1,150	\$1,150
1		Steel bollards to no parking areas etc.	Currently in a serviceable condition	PC sum for repairs as required.	1	No	4	10	6	2			\$1,000	\$1,150
1.11		Services Allowance			1	Item	1	1	0				\$11,500	\$11,500

Item	ID	Element / Location	Inspection comments	Action required	Qty	Unit	Element Age	Expected Life	Remaining Life	Priority	H&S Item (X) Compliance	Unit Cost	Current Cost (Inc. GST)
1		All inbound and outbound, in ground services including power, water, sewage and stormwater.	Unable to inspect.	Allow for periodic repairs and or part replacement as required. If funds are not used in the short-term they should accumulate for larger longer term repairs.	1	No	1	1	0	2		\$10,000	\$11,500
2		Recreation											
		N/a											
3		Building Exterior											
3.1		Roofing - Repairs											
1		Profiled metal roofing sheets, flashings and penetrations, plus all rainwater goods.	Currently in a serviceable condition	Allow for regular inspection and repairs as required to maintain weathertight, including checking all fixings, flashing detail, penetrations and rain water goods.	1	Item	4	5	1	2		\$17,250	\$17,250
3.2		Roofing - Replace											
1		Profiled metal roofing sheets, flashings and penetrations, plus all rainwater goods. Including scaffolding.	Currently in a serviceable condition	Allow to replace at end of serviceable life.	1	Item	14	40	26	2		\$1,569,750	\$1,569,750
3.3		Cladding - Repairs											
1		Timber weatherboards, plus brick and mortar.	Currently in a serviceable condition	PC sum for periodic repairs as required to the timber weatherboards and soakers prior to painting. Plus a minor allowance for patch repairs to the mortar of brickwork. Age adjusted for new paint cycle.	1	Item	12	12	0	2		\$17,250	\$17,250
3.4		Exterior Painting											
1		Exterior painting of the timber weatherboards and soffits, including access.	Currently in a fair but serviceable condition. First paint since new. Paint cycle moving forward max 12 yearly. Suggest 10 yearly.	Allow for cyclical repainting of the building. Age adjusted for new paint cycle.	1	Item	12	12	0	2		\$207,000	\$207,000
4		Building interior											
		N/a											